

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Burien / 23

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 1072

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$80,700	\$148,900	\$229,600	\$248,000	92.6%	13.83%
<b>2006 Value</b>	\$85,000	\$158,100	\$243,100	\$248,000	98.0%	13.74%
<b>Change</b>	+\$4,300	+\$9,200	+\$13,500		+5.4%	-0.09%
<b>% Change</b>	+5.3%	+6.2%	+5.9%		+5.8%	-0.65%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.09% and -0.65% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$82,500	\$148,700	\$231,200
<b>2006 Value</b>	\$86,900	\$158,200	\$245,100
<b>Percent Change</b>	+5.3%	+6.4%	+6.0%

Number of one to three unit residences in the Population: 6950

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements in fair condition are at a lower assessment level and require a higher adjustment than the overall alone. Improvements that have views with above grade living area greater than 1000 square feet are at a higher assessment level and require a lower adjustment than the overall alone.

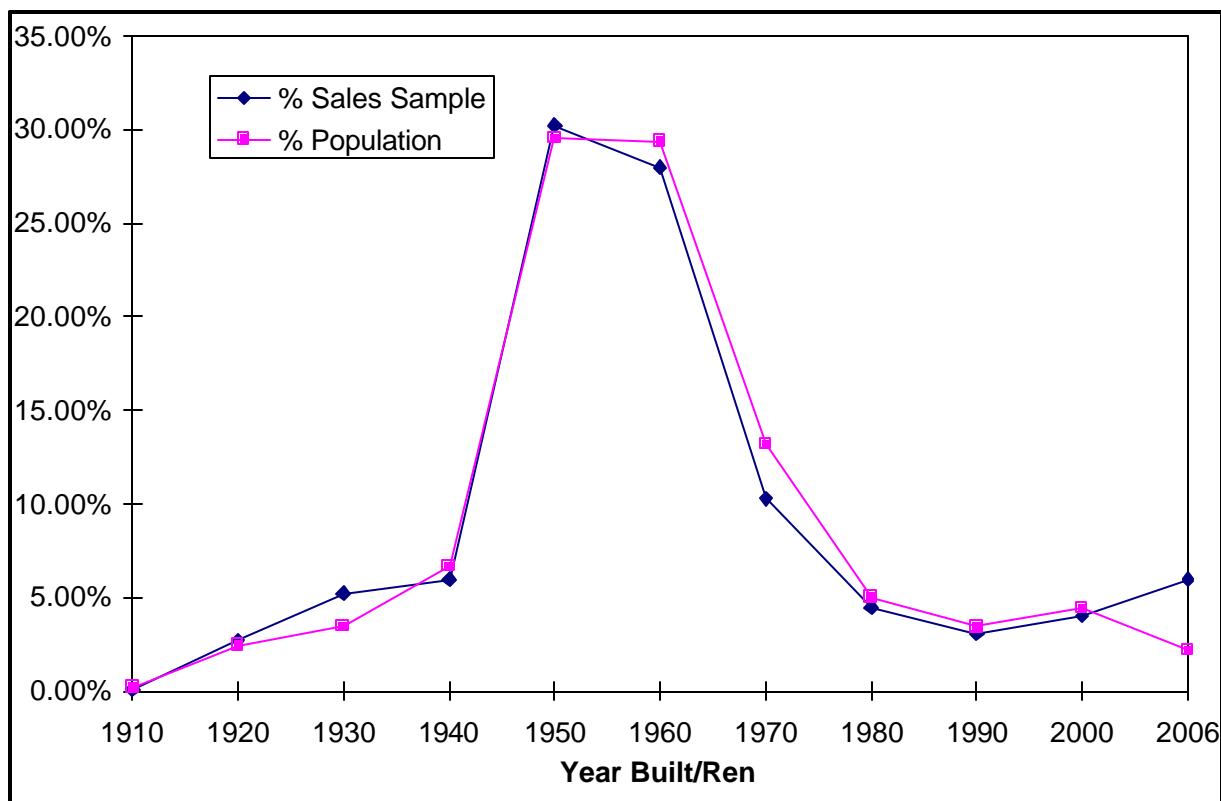
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.09%
1920	29	2.71%
1930	56	5.22%
1940	64	5.97%
1950	324	30.22%
1960	300	27.99%
1970	110	10.26%
1980	48	4.48%
1990	33	3.08%
2000	43	4.01%
2006	64	5.97%
	1072	

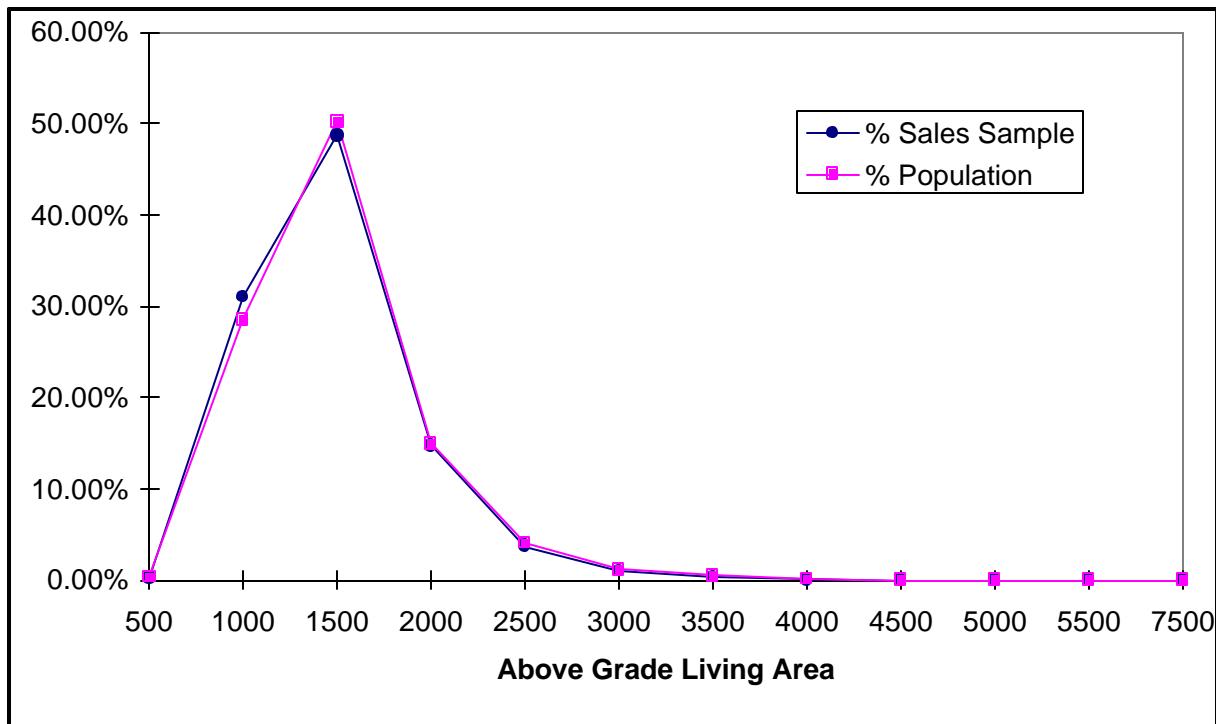
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	14	0.20%
1920	170	2.45%
1930	243	3.50%
1940	466	6.71%
1950	2053	29.54%
1960	2041	29.37%
1970	917	13.19%
1980	348	5.01%
1990	238	3.42%
2000	309	4.45%
2006	151	2.17%
	6950	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

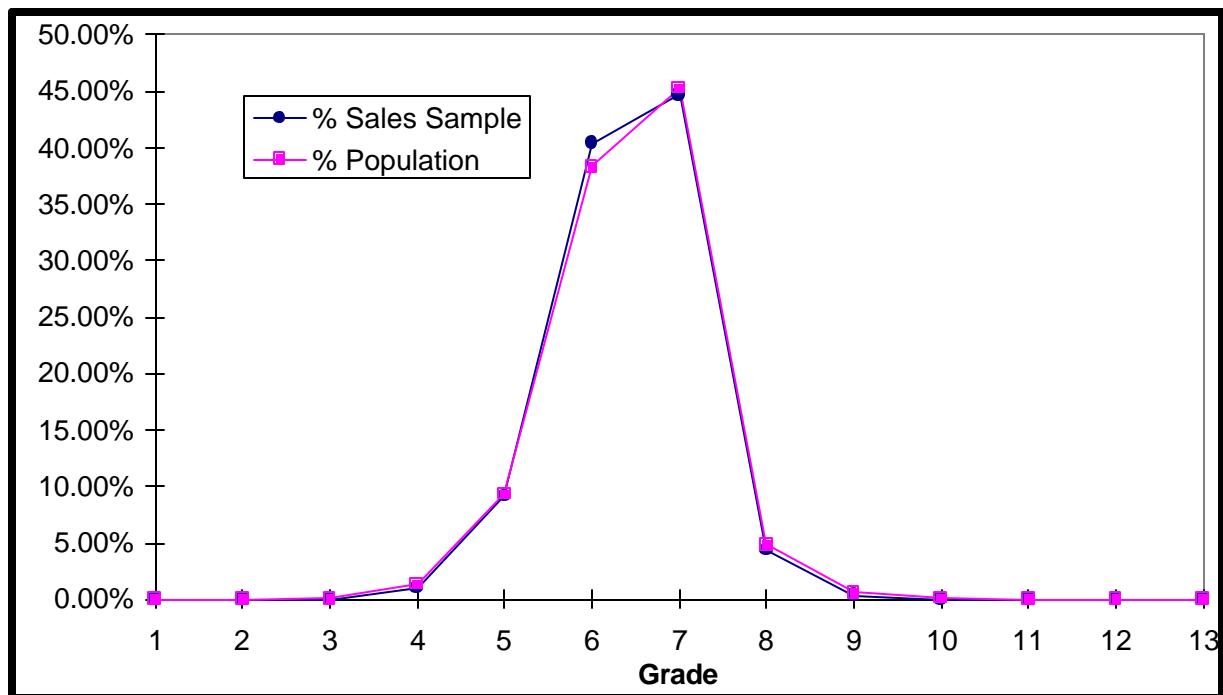
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	3	0.28%	500	25	0.36%
1000	333	31.06%	1000	1985	28.56%
1500	522	48.69%	1500	3486	50.16%
2000	158	14.74%	2000	1039	14.95%
2500	40	3.73%	2500	285	4.10%
3000	11	1.03%	3000	81	1.17%
3500	4	0.37%	3500	35	0.50%
4000	1	0.09%	4000	11	0.16%
4500	0	0.00%	4500	3	0.04%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	1072			6950	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

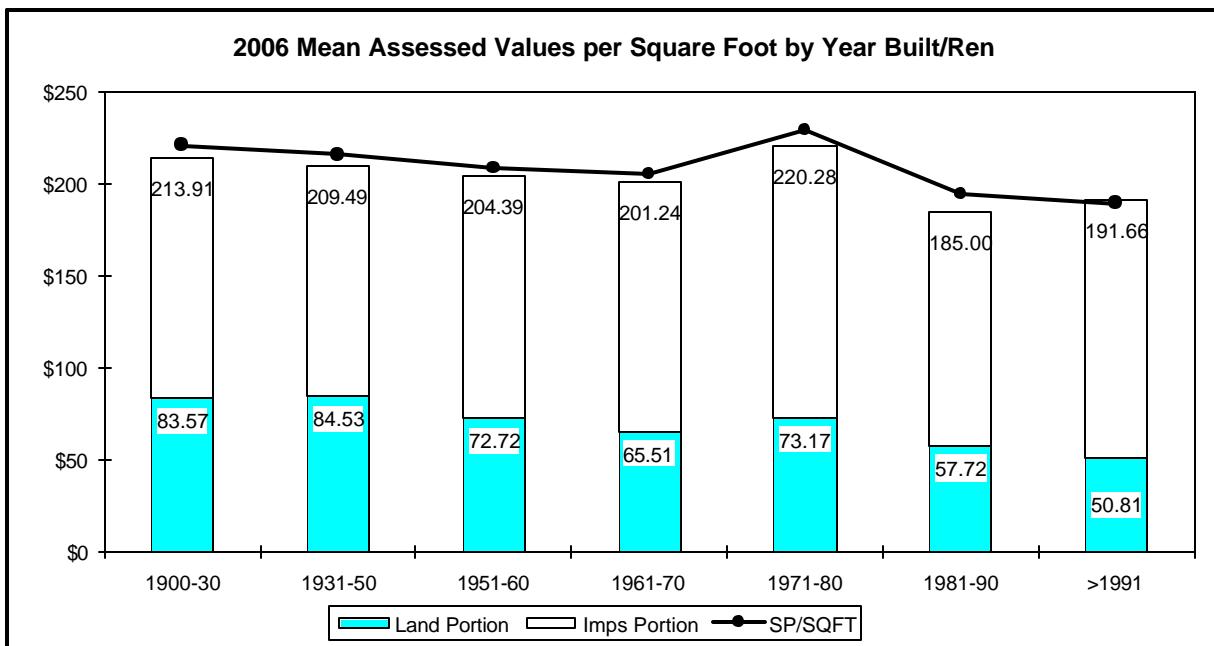
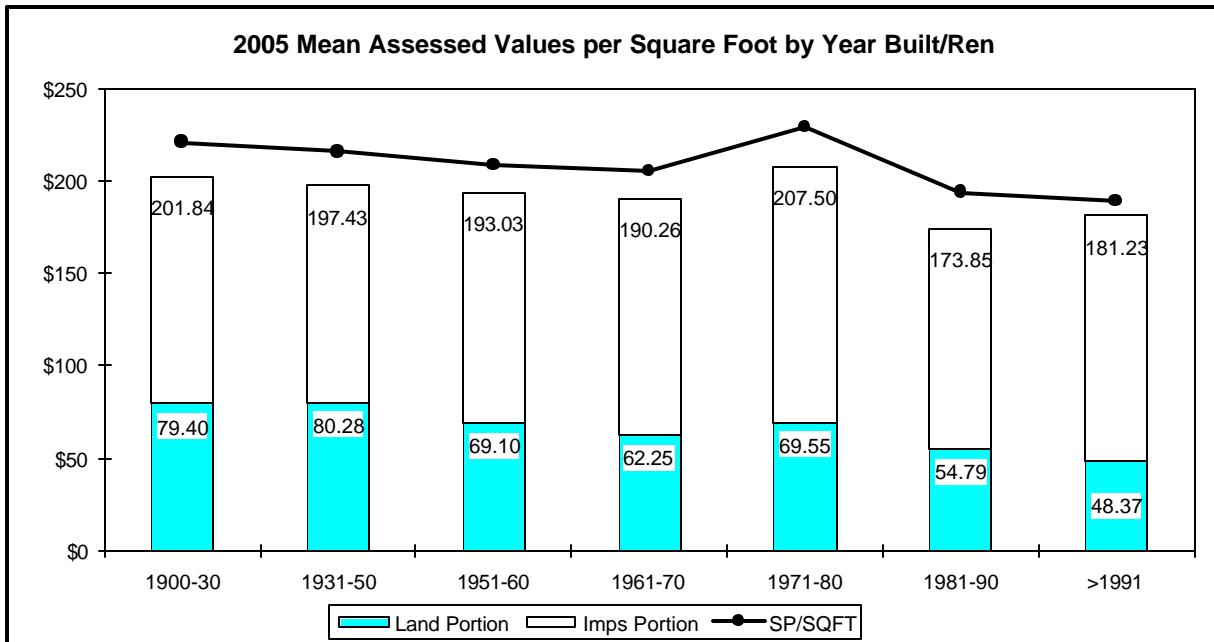
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.01%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	3	0.04%
4	11	1.03%	4	94	1.35%
5	98	9.14%	5	650	9.35%
6	433	40.39%	6	2663	38.32%
7	479	44.68%	7	3149	45.31%
8	47	4.38%	8	336	4.83%
9	4	0.37%	9	42	0.60%
10	0	0.00%	10	11	0.16%
11	0	0.00%	11	1	0.01%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1072			6950		



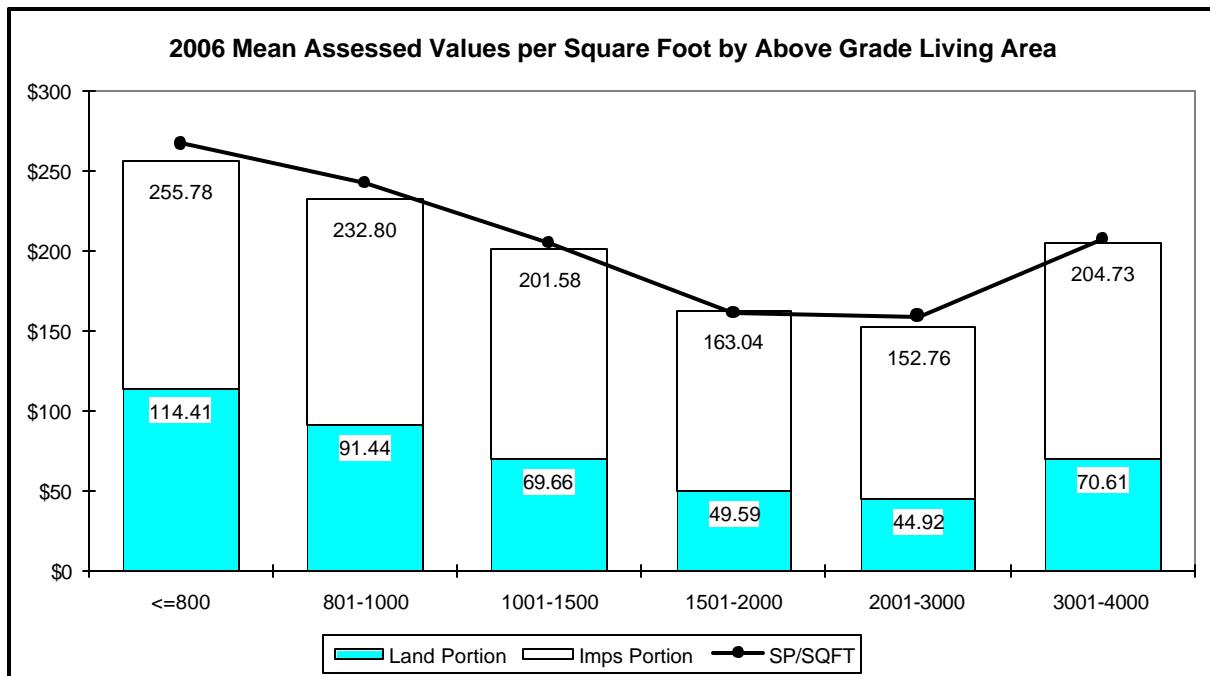
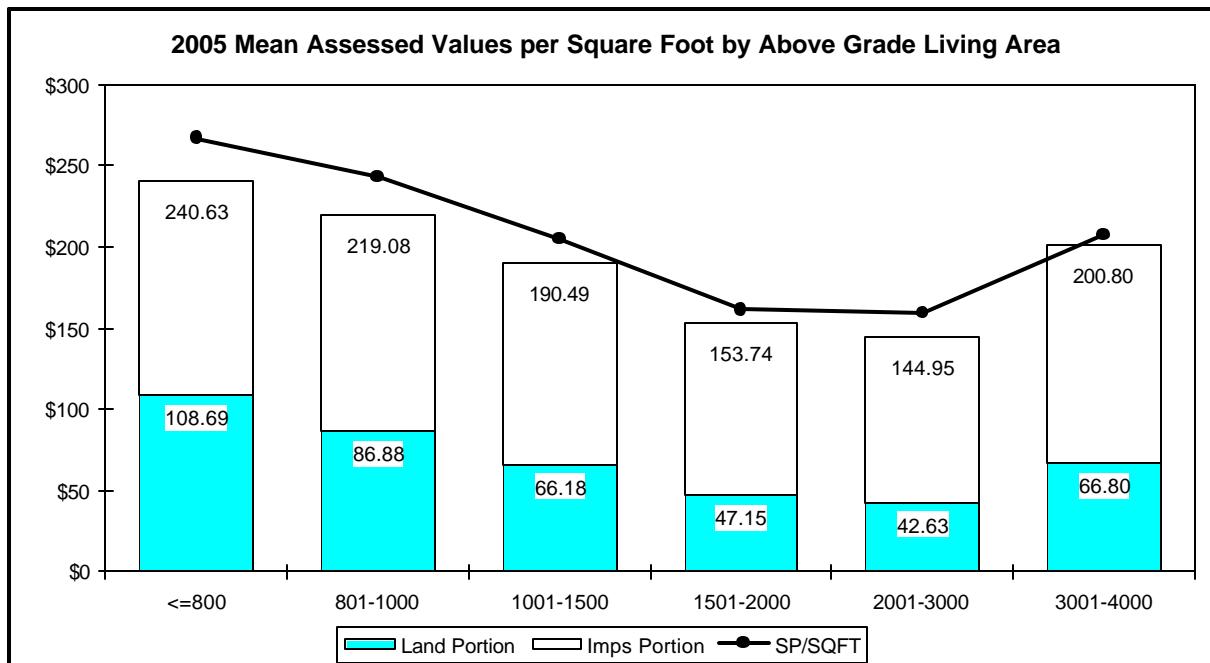
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



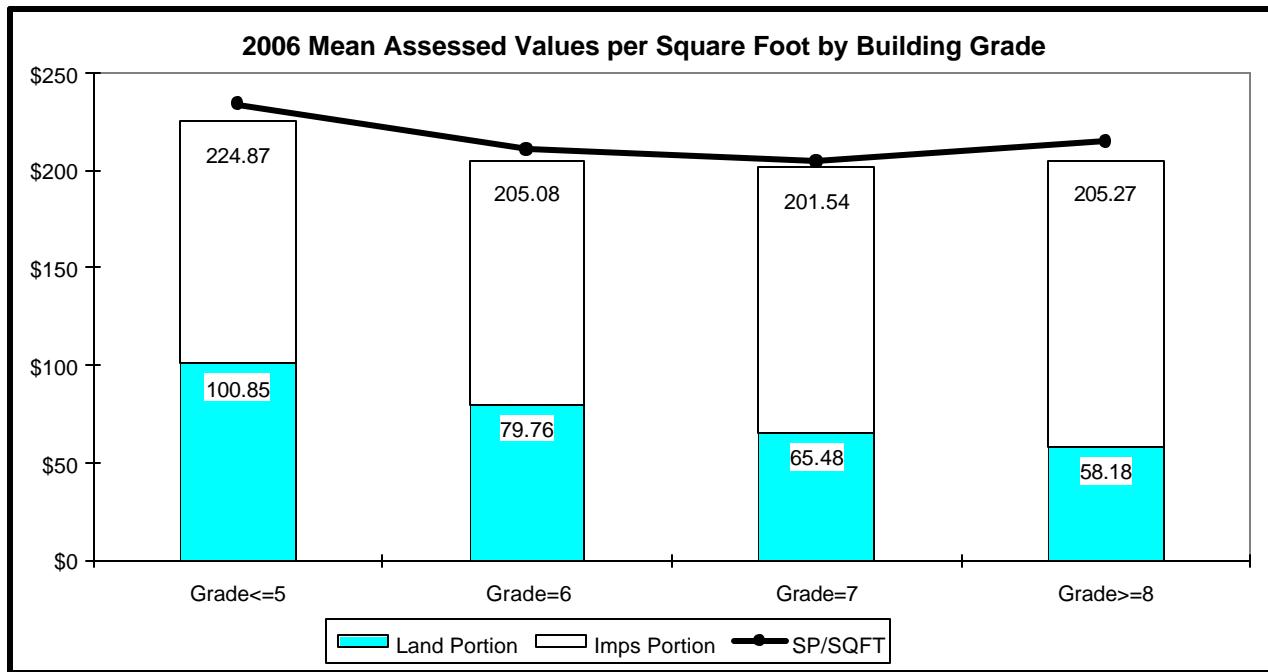
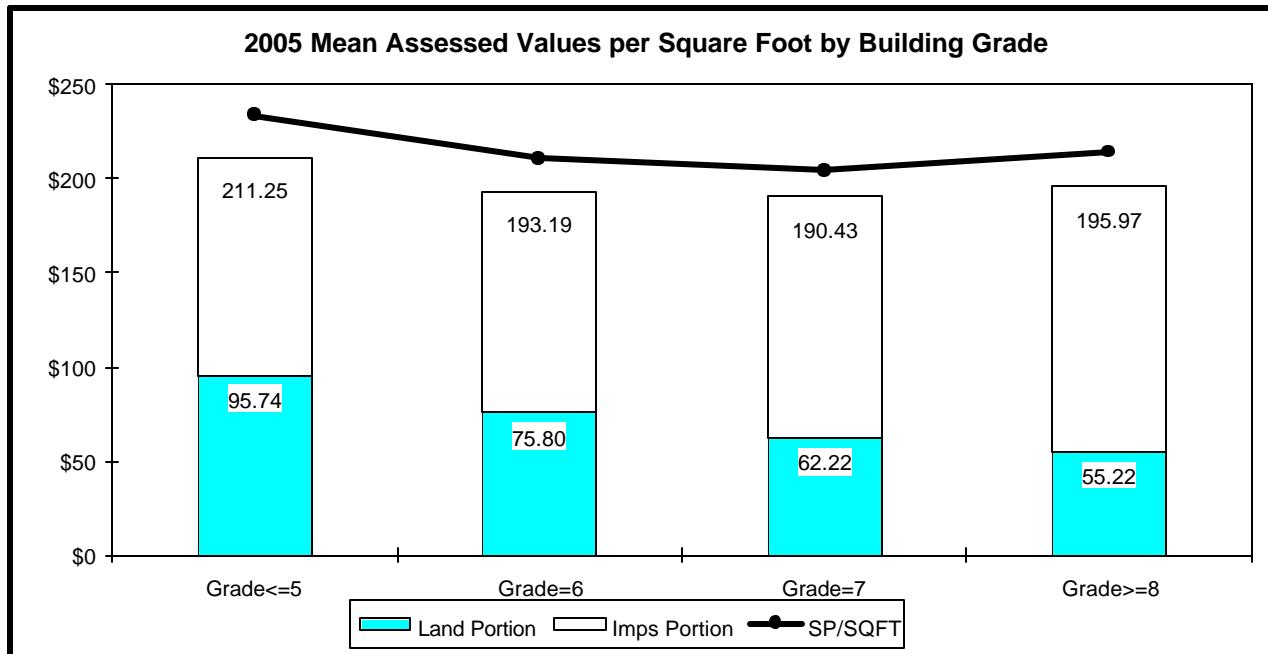
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the **18** usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **5.3%** increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x **1.059**, with the result rounded down to the next \$1,000.

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1072** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance improvements in fair condition were at a lower assessment level. Improvements with views that have above ground living area greater than 1000 square feet were at a higher assessment level. The model adjusts for these strata to improve the assessment level

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / 9414825.1195525 * \text{FairCond} + 4.371775E-02 * \text{HasViewAglA\_1000}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value \* 1.062)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)**

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.062, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 23 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.22%

Fair Condition	Yes
% Adjustment	15.45%
View AGLA >1000 Sq Ft	Yes
% Adjustment	-4.71%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement in fair condition would *approximately* receive a 21.67% upward adjustment ( $6.22\% + 15.45\%$ ). There are 241 parcels in the population that would receive this adjustment.

Improvements that have views and above grade living areas greater than 1000 square feet would *approximately* receive a 1.51% upward adjustment ( $6.22\% - 4.71\%$ ). There are 332 parcels in the population that would receive this adjustment.

There are no double adjustments.

This model corrects for these strata differences.

92% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=5	109	0.911	0.969	6.5%	0.940	0.999
6	433	0.921	0.979	6.2%	0.966	0.991
7	479	0.932	0.987	5.8%	0.975	0.999
>=8	51	0.918	0.958	4.3%	0.923	0.993
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1930	86	0.921	0.977	6.0%	0.946	1.008
1931-1950	388	0.921	0.976	6.0%	0.962	0.991
1951-1960	300	0.925	0.979	5.9%	0.964	0.995
1961-1970	110	0.928	0.981	5.7%	0.960	1.003
1971-1980	48	0.913	0.970	6.3%	0.927	1.013
1981-1990	33	0.908	0.960	5.7%	0.909	1.010
>1991	107	0.953	1.006	5.6%	0.984	1.029
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	17	0.805	0.976	21.3%	0.881	1.072
Average	498	0.928	0.980	5.7%	0.968	0.992
Good	481	0.925	0.978	5.7%	0.966	0.990
Very Good	76	0.941	0.997	5.9%	0.965	1.028
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	854	0.923	0.978	5.9%	0.969	0.987
1.5	124	0.917	0.973	6.1%	0.950	0.996
2	92	0.953	1.005	5.4%	0.980	1.029
2.5	2	0.962	0.993	3.2%	0.116	1.870
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=800	100	0.903	0.960	6.3%	0.929	0.992
801-1000	236	0.903	0.959	6.2%	0.941	0.977
1001-1500	522	0.931	0.985	5.8%	0.974	0.997
1501-2000	158	0.951	1.009	6.1%	0.988	1.030
2001-3000	51	0.907	0.956	5.3%	0.919	0.992
3001-4000	5	0.967	0.985	1.9%	0.932	1.038

## Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

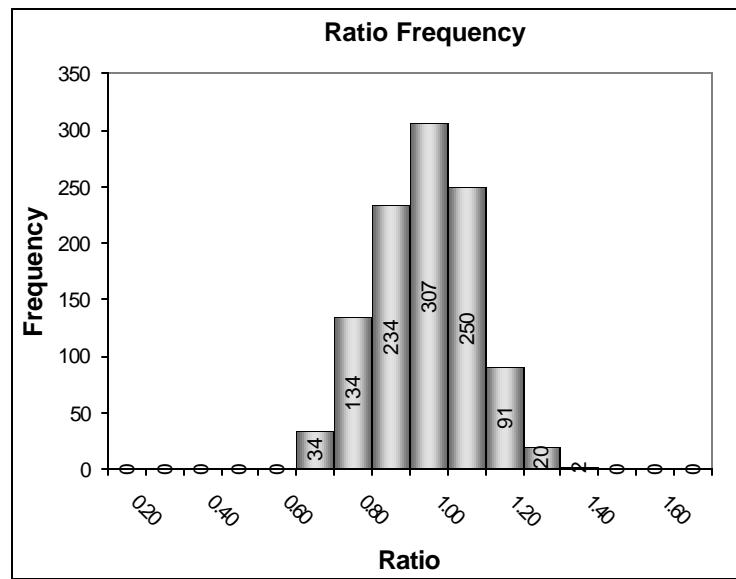
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1032	0.922	0.980	6.2%	0.971	0.988
Y	40	0.974	0.988	1.4%	0.950	1.025
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1066	0.925	0.980	6.0%	0.972	0.988
Y	6	0.981	0.995	1.4%	0.846	1.144
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	272	0.917	0.970	5.8%	0.952	0.988
2	380	0.928	0.984	6.0%	0.971	0.998
4	209	0.924	0.982	6.3%	0.963	1.001
6	132	0.927	0.976	5.3%	0.953	0.999
7	79	0.949	1.002	5.6%	0.977	1.027
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=8000	473	0.927	0.982	6.0%	0.970	0.994
8001-12000	465	0.924	0.980	6.1%	0.967	0.992
12001-16000	72	0.910	0.958	5.3%	0.925	0.990
16001-20000	40	0.957	1.008	5.4%	0.957	1.059
20001-30000	22	0.931	0.977	4.9%	0.902	1.052
Fair Condition Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1055	0.928	0.980	5.7%	0.972	0.989
Y	17	0.805	0.976	21.3%	0.881	1.072
View AGLA >1000 Sq Ft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1032	0.922	0.980	6.2%	0.971	0.988
Y	40	0.974	0.988	1.4%	0.950	1.025

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> SW / Team - 1	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/8/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Burien	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>		1072	
<i>Mean Assessed Value</i>		229,600	
<i>Mean Sales Price</i>		248,000	
<i>Standard Deviation AV</i>		66,343	
<i>Standard Deviation SP</i>		76,929	
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>		0.941	
<i>Median Ratio</i>		0.951	
<i>Weighted Mean Ratio</i>		0.926	
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>		0.608	
<i>Highest ratio:</i>		1.337	
<i>Coefficient of Dispersion</i>		11.15%	
<i>Standard Deviation</i>		0.130	
<i>Coefficient of Variation</i>		13.83%	
<i>Price Related Differential (PRD)</i>		1.017	
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>		0.935	
<i>Upper limit</i>		0.960	
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>		0.933	
<i>Upper limit</i>		0.949	
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>		6950	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.130	
<b>Recommended minimum:</b>		27	
<i>Actual sample size:</i>		1072	
<b>Conclusion:</b>		OK	
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:		517	
# ratios above mean:		555	
Z:		1.161	
<b>Conclusion:</b>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 23

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> SW / Team - 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/8/2006	<b>Sales Dates:</b> 1/2003 - 12/2005								
<b>Area</b> Burien	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>		<b>Ratio Frequency</b>									
<p><b>Sample size (n)</b> 1072</p> <p><b>Mean Assessed Value</b> 243,100</p> <p><b>Mean Sales Price</b> 248,000</p> <p><b>Standard Deviation AV</b> 67.431</p> <p><b>Standard Deviation SP</b> 76.929</p>											
<b>ASSESSMENT LEVEL</b>		<b>COMMENTS:</b>									
<p><b>Arithmetic Mean Ratio</b> 0.998</p> <p><b>Median Ratio</b> 1.004</p> <p><b>Weighted Mean Ratio</b> 0.980</p>		<p>1 to 3 Unit Residences throughout area 23</p> <p>Both assessment level and uniformity have been improved by application of the recommended values.</p>									
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.646</p> <p><b>Highest ratio:</b> 1.418</p> <p><b>Coefficient of Dispersion</b> 11.12%</p> <p><b>Standard Deviation</b> 0.137</p> <p><b>Coefficient of Variation</b> 13.74%</p> <p><b>Price Related Differential (PRD)</b> 1.018</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.990</td> </tr> <tr> <td><b>Upper limit</b></td> <td>1.016</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.990</td> </tr> <tr> <td><b>Upper limit</b></td> <td>1.006</td> </tr> </table>		<b>Lower limit</b>	0.990	<b>Upper limit</b>	1.016	<b>Lower limit</b>	0.990	<b>Upper limit</b>	1.006		
<b>Lower limit</b>	0.990										
<b>Upper limit</b>	1.016										
<b>Lower limit</b>	0.990										
<b>Upper limit</b>	1.006										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 6950</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.137</p> <p><b>Recommended minimum:</b> 30</p> <p><b>Actual sample size:</b> 1072</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td><b># ratios below mean:</b></td> <td>523</td> </tr> <tr> <td><b># ratios above mean:</b></td> <td>549</td> </tr> <tr> <td><b>Z:</b></td> <td>0.794</td> </tr> </table> <p><b>Conclusion:</b> Normal*</p> <p><b>*i.e. no evidence of non-normality</b></p>		<b># ratios below mean:</b>	523	<b># ratios above mean:</b>	549	<b>Z:</b>	0.794				
<b># ratios below mean:</b>	523										
<b># ratios above mean:</b>	549										
<b>Z:</b>	0.794										

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	721140	2130	2/12/03	\$119,975	410	0	4	1950	4	2500	N	N	10215 19TH AV SW
001	630340	1196	11/2/05	\$260,000	1510	0	4	1980	3	9144	N	N	11025 17TH AV SW
001	815160	0950	10/3/05	\$240,000	480	300	5	1930	4	9173	N	N	10419 22ND AV SW
001	020600	0020	9/20/05	\$260,000	580	0	5	1949	4	12000	N	N	2202 SW 104TH ST
001	815160	1070	8/13/03	\$138,000	600	0	5	1995	3	4951	N	N	10645 21ST AV SW
001	012303	9336	5/20/04	\$165,000	620	0	5	1939	4	8261	N	N	9854 25TH AV SW
001	012303	9240	8/1/05	\$158,475	640	0	5	1936	3	16320	N	N	9819 25TH AV SW
001	020600	0030	12/29/03	\$181,000	720	0	5	1940	3	8276	N	N	2214 SW 104TH ST
001	020600	0030	5/16/05	\$239,000	720	0	5	1940	3	8276	N	N	2214 SW 104TH ST
001	721140	0065	2/25/05	\$190,500	720	0	5	1921	4	5000	N	N	10033 20TH AV SW
001	630340	1370	7/7/03	\$181,618	730	0	5	1927	5	7935	N	N	11054 21ST AV SW
001	630340	1370	8/2/05	\$222,000	730	0	5	1927	5	7935	N	N	11054 21ST AV SW
001	012303	9219	10/27/05	\$264,950	740	0	5	1945	4	8160	N	N	9857 25TH AV SW
001	721140	0475	11/22/05	\$180,000	740	0	5	1925	4	5390	N	N	10003 19TH AV SW
001	721140	2020	5/11/05	\$199,950	740	0	5	1945	3	5000	N	N	10250 20TH AV SW
001	769460	0180	12/30/05	\$185,000	770	0	5	1938	3	7676	N	N	10813 26TH AV SW
001	815160	0611	6/1/05	\$240,100	780	0	5	1941	4	11250	N	N	11037 22ND AV SW
001	815160	0430	6/18/04	\$249,950	860	0	5	1930	5	11850	N	N	10720 25TH AV SW
001	721140	2075	6/27/03	\$161,500	860	0	5	1947	3	7500	N	N	10241 19TH AV SW
001	815160	0260	8/11/05	\$277,500	860	0	5	1928	3	7470	N	N	2526 SW 106TH ST
001	012303	9365	2/23/05	\$253,000	870	430	5	1947	4	14339	N	N	9805 22ND AV SW
001	721140	0725	12/21/04	\$184,000	910	0	5	1919	4	5367	N	N	10004 18TH AV SW
001	815160	0800	9/5/03	\$280,000	920	920	5	1936	4	22600	N	N	10731 22ND AV SW
001	012303	9118	6/9/04	\$255,000	920	0	5	1942	3	18268	N	N	2317 SW 100TH ST
001	012303	9339	12/18/03	\$218,500	920	0	5	1942	3	4270	N	N	9658 25TH AV SW
001	012303	9533	1/27/05	\$245,000	930	0	5	1942	2	22244	N	N	10029 25TH AV SW
001	630340	0485	6/25/03	\$197,000	940	0	5	1925	5	8636	N	N	10603 18TH AV SW
001	012303	9162	4/30/03	\$174,950	970	0	5	1935	4	11320	N	N	10032 28TH AV SW
001	012303	9321	7/9/03	\$219,000	980	0	5	1944	3	22141	N	N	10057 24TH AV SW
001	721140	0685	3/27/03	\$160,000	990	0	5	1917	4	6000	N	N	10011 18TH AV SW
001	721140	0685	10/12/04	\$195,000	990	0	5	1917	4	6000	N	N	10011 18TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	159160	0122	6/22/04	\$205,000	1010	0	5	1942	4	17486	N	N	2520 SW 114TH ST
001	815160	0030	5/6/04	\$224,500	1010	0	5	1930	4	12950	N	N	11044 26TH AV SW
001	630340	1115	12/17/04	\$202,500	1040	0	5	1942	3	8382	N	N	11008 18TH AV SW
001	012303	9203	4/12/05	\$250,000	1060	0	5	1936	3	8160	N	N	9640 25TH AV SW
001	630340	0835	7/22/03	\$187,000	1130	0	5	1918	4	8382	N	N	1710 SW 110TH ST
001	630340	0150	8/15/05	\$208,000	1160	0	5	1923	4	8636	N	N	10410 18TH AV SW
001	012303	9398	8/1/05	\$254,000	1220	0	5	1932	4	8432	N	N	9635 21ST AV SW
001	630340	0370	6/25/04	\$195,000	1310	0	5	1920	4	9906	N	N	10630 18TH AV SW
001	630340	0095	1/2/03	\$235,000	1500	0	5	1920	5	8636	N	N	10428 19TH AV SW
001	012303	9279	12/20/04	\$160,000	640	0	6	1942	3	7768	N	N	9817 20TH AV SW
001	630340	0765	8/5/03	\$158,000	680	0	6	1942	3	8382	N	N	10717 18TH AV SW
001	159160	0586	5/19/05	\$235,000	720	0	6	1949	5	10600	N	N	1840 SW 114TH ST
001	815160	0292	10/8/04	\$198,500	720	0	6	1947	4	11580	N	N	10426 26TH AV SW
001	502940	0065	4/26/04	\$185,000	730	0	6	1950	3	7680	N	N	10831 26TH AV SW
001	630340	1255	2/28/05	\$205,500	730	0	6	1942	3	6223	N	N	11052 19TH AV SW
001	815160	1050	3/7/03	\$250,000	770	770	6	1949	4	9448	N	N	10621 21ST AV SW
001	502940	0050	1/2/03	\$164,950	780	0	6	1950	4	7691	N	N	10756 28TH AV SW
001	721140	2275	7/5/05	\$232,500	790	0	6	1930	3	4212	N	N	10258 21ST AV SW
001	630340	0119	8/19/04	\$184,000	800	0	6	1922	4	8636	N	N	10429 18TH AV SW
001	721140	1950	6/9/03	\$154,950	800	0	6	1942	3	5000	N	N	10216 20TH AV SW
001	815160	1071	9/28/05	\$210,000	800	0	6	1948	3	4951	N	N	10644 22ND AV SW
001	502940	0080	11/2/05	\$246,888	810	0	6	1950	3	8400	N	N	10736 27TH AV SW
001	630340	1030	10/13/04	\$185,000	820	0	6	1942	4	8382	N	N	11038 17TH AV SW
001	721140	0255	7/3/03	\$199,950	820	350	6	1949	4	5000	N	N	10008 20TH AV SW
001	122303	9250	3/10/04	\$200,000	830	0	6	1946	3	10296	N	N	11812 23RD AV SW
001	630340	0925	4/24/03	\$178,000	880	0	6	1941	3	8382	N	N	10750 17TH AV SW
001	815160	0261	4/6/05	\$302,640	890	890	6	1928	4	8600	N	N	2504 SW 106TH ST
001	721140	0590	10/12/05	\$220,000	900	0	6	1908	3	7880	N	N	10056 19TH AV SW
001	721140	1925	4/8/05	\$259,950	910	910	6	1939	4	4593	N	N	10204 20TH AV SW
001	159160	0616	2/18/04	\$176,600	930	0	6	1945	4	9920	N	N	1802 SW 114TH ST
001	630340	0535	12/8/03	\$195,000	930	590	6	1924	4	8636	N	N	10631 19TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	815160	1110	3/11/04	\$210,000	940	280	6	1936	3	9102	N	N	10730 22ND AV SW
001	012303	9160	1/27/05	\$225,000	940	0	6	1933	3	8160	N	N	9627 25TH AV SW
001	630340	1260	11/30/05	\$289,950	940	140	6	1925	4	6350	N	N	11054 19TH AV SW
001	721140	0385	10/25/05	\$200,000	940	230	6	1925	4	5000	N	N	10047 19TH AV SW
001	721140	0385	7/23/03	\$250,000	940	230	6	1925	4	5000	N	N	10047 19TH AV SW
001	159160	0215	11/15/05	\$299,000	950	340	6	1941	4	11200	N	N	2503 SW 114TH ST
001	012303	9384	6/15/05	\$299,950	960	0	6	1945	4	13700	N	N	9827 22ND AV SW
001	815160	0190	2/3/03	\$225,000	970	0	6	1930	4	12210	N	N	10800 26TH AV SW
001	815160	0190	3/23/04	\$248,800	970	0	6	1930	4	12210	N	N	10800 26TH AV SW
001	012303	9071	5/6/04	\$215,000	980	250	6	1920	4	9112	N	N	2006 SW 100TH ST
001	012303	9378	12/3/03	\$193,000	980	0	6	1951	3	8160	N	N	9839 25TH AV SW
001	159160	0587	6/6/05	\$284,675	980	610	6	1939	4	7680	N	N	2010 SW 114TH ST
001	159160	0587	10/27/05	\$327,000	980	610	6	1939	4	7680	N	N	2010 SW 114TH ST
001	815160	1160	4/13/04	\$332,500	990	200	6	1954	5	10800	N	N	11002 22ND AV SW
001	012303	9387	7/8/05	\$239,000	990	0	6	1948	4	10000	N	N	10203 24TH AV SW
001	012303	9297	3/17/05	\$217,950	990	0	6	1960	3	7697	N	N	9604 26TH AV SW
001	815160	0040	9/28/04	\$336,000	1000	1200	6	1995	3	11470	N	N	11034 26TH AV SW
001	630340	0685	7/18/05	\$211,000	1000	0	6	1918	4	8382	N	N	10724 19TH AV SW
001	012303	9264	7/21/05	\$259,000	1000	0	6	1945	3	8160	N	N	9633 25TH AV SW
001	815160	0061	4/15/04	\$252,000	1010	0	6	1951	5	11470	N	N	11020 26TH AV SW
001	012303	9487	4/9/03	\$214,950	1010	0	6	1958	3	8532	N	N	10275 26TH AV SW
001	815160	0450	7/14/04	\$199,950	1010	0	6	1984	3	7725	N	N	10733 24TH AV SW
001	721140	0095	2/14/05	\$243,000	1010	790	6	1958	4	3889	N	N	10046 21ST AV SW
001	012303	9319	7/15/05	\$350,000	1030	1030	6	1954	4	13500	Y	N	2639 SW 109TH ST
001	630340	1275	4/7/05	\$215,000	1040	0	6	1918	4	8573	N	N	1810 SW 112TH ST
001	630340	0030	3/30/04	\$195,000	1060	580	6	1936	4	18027	N	N	10436 21ST AV SW
001	630340	0725	9/21/04	\$264,000	1060	0	6	1939	4	8382	N	N	1806 SW 110TH ST
001	630340	1405	11/11/05	\$205,000	1070	0	6	1948	4	8382	N	N	11043 19TH AV SW
001	012303	9351	8/28/03	\$212,000	1070	0	6	1933	4	8160	N	N	9844 26TH AV SW
001	815160	0431	9/7/05	\$235,000	1070	0	6	1954	3	6527	N	N	10717 24TH AV SW
001	012303	9358	9/3/03	\$210,000	1080	0	6	1946	3	9343	N	N	2310 SW 100TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	300480	0355	3/30/05	\$215,000	1100	550	6	1927	3	7680	N	N	9820 18TH AV SW
001	630340	0350	8/31/04	\$232,000	1110	0	6	1947	3	8636	N	N	1725 SW 106TH ST
001	502940	0075	12/22/04	\$228,200	1110	0	6	1950	4	7552	N	N	10819 26TH AV SW
001	630340	0475	10/12/05	\$350,000	1120	0	6	1971	4	8763	N	N	10617 18TH AV SW
001	726220	0145	8/24/05	\$283,500	1150	0	6	1954	3	7800	N	N	2843 SW 102ND ST
001	159160	0006	4/15/04	\$250,000	1170	0	6	1939	5	13410	N	N	11216 26TH AV SW
001	122303	9214	3/2/04	\$223,500	1200	0	6	1942	4	11681	N	N	11600 26TH AV SW
001	630340	0500	4/2/03	\$170,000	1210	0	6	1947	3	8888	N	N	10616 21ST AV SW
001	285360	0170	7/28/05	\$318,000	1230	0	6	1944	5	19865	N	N	9920 28TH AV SW
001	815160	0455	7/15/03	\$181,000	1240	0	6	1955	3	9750	N	N	10736 25TH AV SW
001	122303	9096	6/17/03	\$290,000	1250	550	6	1946	5	8855	N	N	11622 23RD AV SW
001	122303	9096	9/27/05	\$359,950	1250	550	6	1946	5	8855	N	N	11622 23RD AV SW
001	721140	0280	2/27/04	\$218,500	1250	0	6	1943	3	8000	N	N	10020 20TH AV SW
001	502940	0045	2/25/03	\$215,000	1250	0	6	1950	4	7680	N	N	10750 28TH AV SW
001	815160	1140	4/23/04	\$180,000	1250	0	6	1947	4	6825	N	N	10759 21ST AV SW
001	815160	0090	7/5/05	\$310,000	1260	0	6	1928	5	11470	N	N	10932 26TH AV SW
001	012303	9427	5/23/03	\$294,500	1290	820	6	1944	4	14000	N	N	2508 SW 104TH ST
001	012303	9343	8/2/04	\$200,000	1320	240	6	1947	3	8750	N	N	2315 SW ROXBURY ST
001	012303	9343	3/29/05	\$275,900	1320	240	6	1947	3	8750	N	N	2315 SW ROXBURY ST
001	012303	9525	8/29/03	\$205,000	1330	0	6	1942	5	8160	N	N	10309 24TH AV SW
001	726220	0232	5/15/03	\$242,100	1350	0	6	1966	3	9879	N	N	10225 28TH AV SW
001	815160	0171	3/18/03	\$229,950	1390	0	6	1972	3	11470	N	N	10816 26TH AV SW
001	630340	1295	4/15/05	\$246,000	1390	440	6	1940	4	10526	N	N	11043 18TH AV SW
001	769460	0070	3/14/05	\$248,500	1400	0	6	1944	5	6822	N	N	2646 SW 106TH ST
001	630340	0805	5/27/04	\$192,000	1440	0	6	1944	3	8382	N	N	10734 18TH AV SW
001	721140	2005	5/25/05	\$282,000	1440	0	6	2005	3	2500	N	N	10242 20TH AV SW
001	630340	0121	8/16/05	\$260,000	1460	0	6	1965	4	8636	N	N	10425 18TH AV SW
001	630340	0650	4/22/05	\$308,000	1510	1010	6	1980	4	8382	N	N	10721 19TH AV SW
001	502940	0040	11/18/03	\$254,000	1610	0	6	1950	5	7676	N	N	10746 28TH AV SW
001	502940	0040	3/3/03	\$255,000	1610	0	6	1950	5	7676	N	N	10746 28TH AV SW
001	630340	0520	8/11/04	\$245,000	1650	0	6	1942	5	8975	N	N	10658 21ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	815160	0622	6/13/03	\$274,950	1770	0	6	2002	3	11250	N	N	11060 24TH PL SW
001	769460	0010	4/19/04	\$365,000	1830	810	6	1937	5	20027	N	N	10405 26TH AV SW
001	630340	1335	4/28/04	\$214,000	1910	0	6	1959	3	8118	N	N	11008 21ST AV SW
001	159160	0705	5/1/05	\$335,000	2040	0	6	1977	2	18070	N	N	1815 SW 112TH ST
001	721140	1725	12/22/03	\$214,000	810	580	7	1994	3	2500	N	N	10226 19TH AV SW
001	721140	1720	11/19/04	\$232,000	810	580	7	1994	3	2500	N	N	10220 19TH AV SW
001	721140	0316	9/20/05	\$287,000	830	360	7	1987	3	5000	N	N	10044 20TH AV SW
001	012303	9513	12/3/03	\$320,950	880	640	7	1959	4	7658	N	N	2846 SW 111TH PL
001	012303	9438	7/21/03	\$215,000	880	0	7	1954	3	6000	N	N	2805 SW 109TH ST
001	815160	0550	8/15/05	\$324,950	900	430	7	1972	4	10200	N	N	11014 24TH PL SW
001	769460	0104	6/24/05	\$369,950	900	500	7	1973	3	9287	N	N	2706 SW 105TH ST
001	159160	0717	12/23/03	\$235,000	910	880	7	1964	4	9920	N	N	11212 18TH AV SW
001	012303	9431	6/20/05	\$313,500	940	800	7	1953	3	6230	N	N	10735 28TH AV SW
001	814360	0035	12/11/03	\$275,500	960	0	7	1950	3	16320	N	N	9815 21ST AV SW
001	012303	9490	7/29/03	\$240,000	960	960	7	1958	3	8160	N	N	9845 24TH AV SW
001	815160	1181	4/7/05	\$249,950	960	400	7	1954	3	8000	N	N	11025 21ST AV SW
001	815160	1081	8/29/05	\$215,000	960	0	7	1958	3	6825	N	N	10703 21ST AV SW
001	815160	1081	12/8/05	\$250,000	960	0	7	1958	3	6825	N	N	10703 21ST AV SW
001	630340	1015	10/22/03	\$206,000	970	620	7	1942	4	8382	N	N	11020 17TH AV SW
001	764220	0090	11/24/04	\$238,250	970	0	7	1955	3	7100	N	N	11817 18TH AV SW
001	929020	0035	6/21/05	\$300,000	990	0	7	1955	3	6271	N	N	2809 SW 99TH ST
001	769460	0201	10/13/04	\$275,000	1000	420	7	1979	4	7200	N	N	2716 SW 107TH PL
001	815160	0840	6/4/05	\$330,000	1010	1010	7	1971	3	17123	Y	N	10705 22ND AV SW
001	159160	0078	7/18/05	\$325,000	1020	750	7	1960	3	7680	N	N	11226 22ND PL SW
001	764220	0075	8/25/04	\$290,000	1020	460	7	1955	4	7137	N	N	1804 SW 119TH ST
001	688080	0020	12/27/04	\$255,450	1030	0	7	1951	3	14453	N	N	10719 29TH PL SW
001	815160	1030	5/25/04	\$276,950	1040	520	7	1965	3	9500	N	N	2119 SW 106TH ST
001	815160	0360	9/24/04	\$260,000	1040	550	7	1980	4	9164	N	N	2430 SW 105TH PL
001	630340	0015	11/24/03	\$233,000	1040	940	7	1951	4	9112	N	N	10416 21ST AV SW
001	122303	9184	10/17/05	\$300,000	1050	0	7	1955	4	10346	N	N	11617 21ST AV SW
001	012303	9084	12/29/04	\$298,000	1050	500	7	1956	3	7229	N	N	2802 SW 112TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	012303	9408	5/2/03	\$299,000	1060	550	7	1979	4	18657	N	N	10022 28TH AV SW
001	726220	0040	8/25/04	\$329,950	1060	550	7	1978	4	9290	N	N	9640 30TH AV SW
001	159160	0486	12/10/03	\$250,000	1060	570	7	1959	3	7680	N	N	11426 20TH PL SW
001	012303	9464	1/31/05	\$322,000	1060	850	7	1957	3	7605	N	N	11023 28TH AV SW
001	815160	0810	11/5/04	\$360,000	1070	1070	7	1963	3	23175	N	N	10725 22ND AV SW
001	159160	0137	4/8/03	\$254,000	1070	560	7	1969	3	9920	N	N	11314 25TH AV SW
001	012303	9637	3/8/04	\$258,000	1080	520	7	1979	4	10321	N	N	9619 21ST AV SW
001	815160	0365	3/7/03	\$230,000	1080	530	7	1980	3	9164	N	N	2431 SW 105TH PL
001	351050	0070	5/18/05	\$267,000	1100	0	7	1960	3	7202	N	N	11644 19TH AV SW
001	769460	0081	5/20/05	\$299,900	1110	0	7	1944	4	14000	N	N	10446 28TH AV SW
001	012303	9497	6/12/03	\$250,000	1110	400	7	1958	4	7660	N	N	2835 SW 111TH PL
001	721140	0125	5/30/03	\$195,000	1110	280	7	1956	3	6400	N	N	10057 20TH AV SW
001	721140	0125	7/8/05	\$269,000	1110	280	7	1956	3	6400	N	N	10057 20TH AV SW
001	721140	2355	5/21/04	\$274,950	1120	740	7	1955	4	5000	Y	N	10223 20TH AV SW
001	020600	0005	5/28/04	\$247,500	1120	1120	7	1960	3	18740	N	N	2102 SW 104TH ST
001	769400	0015	8/16/03	\$227,500	1120	0	7	1958	4	7471	N	N	10614 27TH AV SW
001	122303	9268	2/27/03	\$289,000	1130	180	7	1948	5	15129	Y	N	11666 26TH AV SW
001	159160	0168	3/25/04	\$272,500	1140	1140	7	1961	4	12800	N	N	11311 22ND PL SW
001	769460	0392	10/20/05	\$289,900	1140	0	7	1955	4	7599	N	N	2844 SW 106TH ST
001	351050	0160	11/3/04	\$275,000	1140	970	7	1962	3	7300	N	N	11621 18TH AV SW
001	159160	0365	4/6/04	\$270,000	1150	600	7	1934	4	13380	Y	N	11455 21ST AV SW
001	159160	0087	4/4/03	\$250,000	1150	800	7	1959	4	7680	N	N	11224 22ND AV SW
001	122303	9106	5/4/05	\$333,000	1160	360	7	1959	4	13367	N	N	2325 SW 116TH ST
001	012303	9632	3/15/05	\$310,000	1160	1000	7	1978	4	6975	N	N	9921 28TH AV SW
001	815160	0710	5/20/04	\$247,950	1170	0	7	1988	3	9250	N	N	11036 25TH AV SW
001	075800	0045	4/8/03	\$203,000	1170	0	7	1954	3	7515	N	N	11838 22ND AV SW
001	928680	0046	11/3/05	\$316,000	1180	350	7	1952	3	10059	N	N	2621 SW 110TH ST
001	012303	9151	2/17/04	\$187,500	1200	0	7	1990	3	6800	N	N	9837 18TH AV SW
001	815160	1040	3/17/05	\$280,000	1210	1000	7	1956	4	9500	N	N	10617 21ST AV SW
001	075800	0020	5/4/04	\$224,500	1210	0	7	1954	3	8059	N	N	2104 SW 120TH ST
001	764220	0060	12/12/03	\$270,000	1220	230	7	1962	3	7600	N	N	11822 19TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	159160	0678	12/7/05	\$390,000	1220	560	7	1957	3	7080	N	N	11212 21ST AV SW
001	012303	9179	3/10/05	\$299,000	1240	0	7	1996	3	10970	N	N	10267 26TH AV SW
001	159160	0066	7/29/03	\$299,950	1240	600	7	1962	4	7680	N	N	11221 22ND PL SW
001	873100	0050	7/6/05	\$307,000	1250	300	7	1961	3	8300	N	N	2832 SW 110TH PL
001	815160	1051	5/21/04	\$299,950	1250	830	7	2004	3	5000	N	N	10620 22ND AV SW
001	815160	1052	6/22/04	\$299,000	1250	760	7	2004	3	4504	N	N	10622 22ND AV SW
001	012303	9346	6/25/04	\$258,000	1260	0	7	1994	3	17000	N	N	10217 21ST AV SW
001	630340	0570	11/11/05	\$290,000	1260	0	7	1962	3	8668	N	N	10716 21ST AV SW
001	159160	0037	9/24/03	\$229,000	1270	0	7	1961	3	9920	N	N	11218 25TH AV SW
001	391900	0030	10/22/04	\$303,300	1270	800	7	1962	3	9600	N	N	11517 23RD AV SW
001	122303	9264	8/10/05	\$299,325	1270	500	7	1969	3	7040	N	N	11630 21ST AV SW
001	122303	9174	8/14/03	\$219,950	1270	0	7	1954	3	6000	N	N	11833 22ND AV SW
001	721140	1810	5/18/03	\$215,000	1270	0	7	1997	3	2500	N	N	10251 18TH AV SW
001	815160	0500	10/9/03	\$239,000	1290	0	7	1937	4	7554	N	N	10834 25TH AV SW
001	721140	0535	7/18/05	\$220,000	1290	0	7	1957	3	5000	N	N	10028 19TH AV SW
001	769460	0250	11/4/05	\$259,950	1300	0	7	1950	4	7100	N	N	10721 28TH AV SW
001	159160	0588	8/18/04	\$304,000	1320	480	7	1973	3	8960	Y	N	11304 20TH PL SW
001	928680	0056	3/31/04	\$353,000	1320	890	7	1954	4	8814	Y	N	2639 SW 110TH ST
001	928680	0056	10/25/04	\$390,000	1320	890	7	1954	4	8814	Y	N	2639 SW 110TH ST
001	012303	9488	12/17/04	\$310,000	1330	0	7	1957	4	7200	N	N	10910 29TH PL SW
001	159160	0099	10/26/04	\$255,000	1340	0	7	1952	3	8960	Y	N	11203 21ST AV SW
001	928680	0024	6/8/04	\$329,450	1340	910	7	1963	4	10955	N	N	11039 26TH AV SW
001	122303	9179	6/10/03	\$335,000	1350	700	7	1963	4	15400	N	N	11814 22ND AV SW
001	122303	9179	9/8/04	\$379,900	1350	700	7	1963	4	15400	N	N	11814 22ND AV SW
001	769460	0141	6/20/03	\$189,500	1350	0	7	1957	3	9375	N	N	10715 26TH AV SW
001	815160	0511	3/2/05	\$250,000	1360	0	7	1962	3	14105	N	N	10840 25TH AV SW
001	075800	0025	11/15/04	\$294,500	1360	0	7	1954	3	7451	N	N	2108 SW 120TH ST
001	769460	0211	3/19/04	\$237,000	1370	0	7	1958	4	11850	N	N	10703 27TH AV SW
001	159160	0009	10/7/03	\$271,000	1370	750	7	1967	3	7500	N	N	11218 26TH AV SW
001	630340	0620	1/10/05	\$265,000	1380	1100	7	1967	4	8382	Y	N	10761 19TH AV SW
001	159160	0350	9/28/05	\$369,500	1380	730	7	1965	4	8370	N	N	11508 21ST PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	721140	2010	10/18/04	\$188,500	1390	0	7	1950	3	5000	N	N	10248 20TH AV SW
001	159160	0407	8/12/03	\$234,999	1400	0	7	1953	4	7200	N	N	1914 SW 116TH ST
001	122303	9223	4/6/04	\$225,000	1410	0	7	1959	4	7270	N	N	11802 21ST AV SW
001	935300	0060	2/27/05	\$295,000	1410	1200	7	1984	3	7213	N	N	10206 23RD CT SW
001	630340	0170	10/31/05	\$268,000	1430	0	7	1956	3	8636	N	N	10436 18TH AV SW
001	159160	0077	12/29/03	\$252,000	1440	0	7	1965	4	8320	N	N	2211 SW 112TH ST
001	159160	0077	8/9/05	\$325,000	1440	0	7	1965	4	8320	N	N	2211 SW 112TH ST
001	721140	0565	1/13/03	\$204,500	1440	0	7	2002	3	2500	N	N	10042 19TH AV SW
001	721140	0507	4/15/04	\$220,000	1440	0	7	2001	3	2500	N	N	10014 19TH AV SW
001	630340	0615	1/14/04	\$272,000	1460	430	7	1970	3	8382	Y	N	10769 19TH AV SW
001	815160	0740	6/18/04	\$235,000	1460	0	7	1958	3	10404	N	N	11009 24TH PL SW
001	769400	0025	2/19/03	\$221,650	1460	0	7	1958	3	7505	N	N	10630 27TH AV SW
001	012303	9373	8/18/04	\$327,000	1470	1370	7	1955	4	12576	N	N	9653 21ST AV SW
001	769460	0263	10/9/03	\$255,000	1470	0	7	1957	3	7044	N	N	2815 SW 107TH ST
001	769460	0192	4/19/04	\$301,500	1480	1030	7	1994	3	7200	N	N	10732 28TH AV SW
001	769460	0394	2/11/04	\$222,500	1520	0	7	1957	3	7621	N	N	2804 SW 106TH ST
001	815160	0921	6/20/03	\$258,000	1520	1000	7	1986	3	7224	N	N	10445 22ND AV SW
001	159160	0352	2/25/05	\$345,000	1530	520	7	1969	4	8370	N	N	11502 21ST PL SW
001	012303	9283	5/21/03	\$289,000	1540	800	7	1997	3	8797	N	N	9645 22ND AV SW
001	351050	0240	7/22/03	\$210,000	1550	0	7	1961	3	11500	N	N	11644 18TH AV SW
001	159160	0477	7/21/05	\$330,000	1570	0	7	1954	4	9600	N	N	11418 21ST AV SW
001	815160	0121	6/23/03	\$225,000	1570	0	7	1955	3	7770	N	N	10910 26TH AV SW
001	122303	9102	7/21/03	\$359,500	1610	350	7	1946	5	10387	N	N	11804 23RD AV SW
001	012303	9540	7/2/04	\$293,702	1680	0	7	1961	3	6999	N	N	2836 SW 112TH ST
001	122303	9125	2/8/05	\$307,000	1710	0	7	1940	4	6667	Y	N	11834 26TH AV SW
001	815160	0081	6/20/05	\$294,750	1760	0	7	1978	3	11470	N	N	11005 25TH AV SW
001	075800	0040	8/21/05	\$340,500	1770	0	7	1954	3	7513	N	N	11844 22ND AV SW
001	721140	1920	7/3/03	\$239,500	1800	0	7	2002	3	3300	N	N	10202 20TH AV SW
001	769460	0030	12/3/03	\$260,000	1810	0	7	1937	2	28100	N	N	10421 26TH AV SW
001	721140	0660	1/10/05	\$263,000	1850	0	7	1998	3	3000	N	N	10029 18TH AV SW
001	721140	0660	12/27/05	\$320,000	1850	0	7	1998	3	3000	N	N	10029 18TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	928680	0070	7/13/05	\$450,000	1864	448	7	2005	3	9521	N	N	11026 28TH AV SW
001	769400	0020	10/5/05	\$340,000	1980	0	7	1958	3	7488	N	N	10622 27TH AV SW
001	159160	0135	5/31/05	\$499,950	2150	0	7	1987	3	20480	N	N	2322 SW 114TH ST
001	122303	9224	7/11/05	\$259,950	2160	0	7	1959	3	7220	N	N	11728 21ST AV SW
001	726220	0030	1/22/04	\$329,000	2370	0	7	2003	3	9000	N	N	9632 30TH AV SW
001	726220	0031	7/30/03	\$305,000	2400	0	7	2003	3	7000	N	N	9630 30TH AV SW
001	122303	9291	8/24/04	\$355,500	2760	0	7	1996	3	8855	N	N	11630 23RD AV SW
001	122303	9291	3/24/05	\$399,000	2760	0	7	1996	3	8855	N	N	11630 23RD AV SW
001	159160	0597	9/22/05	\$385,775	1100	320	8	1975	3	8960	N	N	11316 19TH PL SW
001	769460	0220	5/9/03	\$279,000	1220	810	8	1977	4	8662	N	N	10624 28TH AV SW
001	769460	0219	4/12/04	\$272,500	1220	410	8	1977	3	8550	N	N	10626 28TH AV SW
001	122303	9276	9/2/05	\$332,000	1220	500	8	1976	3	7800	N	N	11638 23RD AV SW
001	122303	9230	6/6/03	\$339,500	1290	440	8	1961	4	8019	Y	N	2530 SW 119TH PL
001	122303	9050	8/30/05	\$462,000	1320	640	8	1966	3	14100	N	N	2340 SW 119TH ST
001	815160	0520	9/14/04	\$337,500	1350	680	8	1984	3	13464	N	N	10906 24TH PL SW
001	815160	0542	4/18/05	\$355,000	1440	0	8	1980	3	7832	N	N	10926 24TH PL SW
001	769460	0262	12/8/03	\$302,000	1590	1210	8	2000	3	7100	N	N	10717 28TH AV S
001	122303	9129	4/8/05	\$465,000	1660	0	8	1950	4	15681	Y	N	2504 SW 120TH ST
001	778530	0040	12/3/04	\$395,000	2060	440	8	1968	3	7650	Y	N	11629 19TH AV SW
001	122303	9290	8/18/05	\$447,500	2120	0	8	1993	3	13780	N	N	11614 26TH AV SW
001	122303	9293	11/23/04	\$352,000	2160	0	8	2000	3	8730	N	N	2323 SW 116TH ST
001	159160	0085	7/6/05	\$449,950	2340	0	8	2005	3	7560	Y	N	2121 SW 112TH ST
001	814360	0021	12/15/04	\$375,000	2480	0	8	2004	3	8160	N	N	9828 22ND AV SW
001	159160	0121	12/22/05	\$410,000	2500	0	8	1998	3	6156	N	N	2510 SW 114TH ST
002	172180	0640	2/3/05	\$155,000	480	0	4	1945	3	5610	N	N	10458 3RD AV SW
002	289860	0010	10/31/05	\$205,000	660	0	4	1983	2	7620	N	N	10038 9TH AV SW
002	384160	0216	8/11/05	\$200,000	720	0	4	1946	4	7080	N	N	11727 12TH AV S
002	388380	0055	2/15/05	\$155,000	840	0	4	1943	4	10010	N	N	441 SW 116TH ST
002	788960	1690	5/18/05	\$222,500	890	0	4	1940	5	6240	N	N	12430 3RD AV SW
002	660100	0020	9/21/05	\$128,000	550	0	5	1952	3	8216	N	N	250 SW 116TH ST
002	938220	0065	12/1/05	\$230,000	580	580	5	1946	3	6414	N	N	1022 SW 118TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	752000	0240	5/26/05	\$175,000	590	0	5	1928	5	5080	N	N	1244 SW 119TH ST
002	714160	0051	9/18/03	\$189,950	620	0	5	1934	5	8564	N	N	805 SW 124TH ST
002	379400	0010	10/7/04	\$174,000	630	0	5	1942	5	8250	N	N	11408 14TH AV SW
002	505580	0085	11/28/05	\$215,000	660	0	5	1942	3	6409	N	N	1036 SW 117TH ST
002	072304	9229	4/10/03	\$140,000	670	0	5	1949	3	6370	N	N	12240 4TH AV SW
002	526920	0050	7/17/03	\$135,000	700	0	5	1941	3	8174	N	N	10005 11TH AV SW
002	526920	0050	8/12/05	\$228,000	700	0	5	1941	3	8174	N	N	10005 11TH AV SW
002	788960	1990	6/3/05	\$183,000	700	0	5	1940	2	5300	N	N	12453 3RD AV SW
002	052304	9178	7/3/03	\$164,800	720	0	5	1948	3	7560	N	N	142 S 100TH ST
002	172180	0860	9/29/03	\$125,000	750	0	5	1946	2	6120	N	N	10411 2ND PL SW
002	662040	0165	8/10/05	\$135,000	760	0	5	1941	4	6227	N	N	10213 OCCIDENTAL AV S
002	241460	0180	10/28/04	\$195,000	780	0	5	1937	4	8925	N	N	16 SW 102ND ST
002	241460	0146	10/21/04	\$139,950	780	0	5	1943	3	8016	N	N	10021 1ST AV SW
002	172180	0300	11/6/03	\$157,500	820	0	5	1930	4	4099	N	N	10634 4TH AV SW
002	172180	0300	9/13/05	\$202,000	820	0	5	1930	4	4099	N	N	10634 4TH AV SW
002	788960	0465	7/28/04	\$159,770	830	0	5	1942	3	4500	N	N	12219 2ND PL SW
002	752000	0241	7/19/05	\$169,000	840	0	5	1928	3	5080	N	N	1248 SW 119TH ST
002	797320	2281	9/24/04	\$160,000	860	0	5	1924	3	8516	N	N	415 SW 102ND ST
002	374460	0525	12/27/05	\$242,500	888	0	5	1941	3	9600	N	N	12411 12TH CT SW
002	062304	9174	10/10/03	\$163,500	890	0	5	1936	3	18637	N	N	826 SW 108TH ST
002	062304	9174	12/23/05	\$280,000	890	0	5	1936	3	18637	N	N	826 SW 108TH ST
002	062304	9362	10/27/04	\$185,000	910	450	5	1942	4	7680	N	N	1005 SW 106TH ST
002	241460	0315	9/27/04	\$169,800	930	0	5	1941	4	6363	N	N	10216 3RD AV SW
002	351400	0020	4/27/04	\$193,000	950	0	5	1946	5	8160	N	N	11222 12TH AV SW
002	289920	0125	3/28/05	\$225,050	950	460	5	1948	4	7620	N	N	10437 10TH AV SW
002	172180	1175	5/12/04	\$154,000	970	0	5	1937	3	5546	N	N	10675 2ND PL SW
002	172180	1175	4/2/03	\$157,500	970	0	5	1937	3	5546	N	N	10675 2ND PL SW
002	788960	1070	4/11/03	\$155,000	1000	0	5	1942	4	6000	N	N	12428 1ST AV SW
002	241460	0381	11/26/04	\$194,500	1020	0	5	1942	5	7580	N	N	10246 4TH AV SW
002	072304	9342	10/5/05	\$237,000	1060	0	5	1940	4	9102	N	N	428 SW 120TH ST
002	797320	1710	11/21/05	\$186,000	1160	0	5	1930	4	8640	N	N	10044 6TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072304	9489	4/15/05	\$230,000	1350	0	5	1942	5	7062	N	N	11225 14TH AV SW
002	938220	0030	9/7/05	\$200,000	1460	0	5	1925	3	7673	N	N	1044 SW 118TH ST
002	264180	0080	6/8/04	\$155,000	580	260	6	1951	4	8569	N	N	159 SW 114TH ST
002	788960	0625	5/11/05	\$195,333	590	0	6	1942	3	6000	N	N	128 SW 124TH ST
002	660100	0050	1/14/03	\$140,000	630	0	6	1952	3	8971	N	N	214 SW 116TH ST
002	052304	9174	5/17/04	\$229,000	640	640	6	1948	4	10640	N	N	10336 3RD AV S
002	788960	1925	4/13/05	\$125,000	680	0	6	1948	3	4500	N	N	12444 4TH AV SW
002	796260	0065	4/26/04	\$160,000	690	0	6	1953	3	8504	N	N	831 SW 125TH ST
002	514760	0070	11/17/05	\$241,950	720	0	6	1953	4	7718	N	N	615 SW 106TH ST
002	072304	9411	4/26/05	\$220,000	720	0	6	1942	3	7500	N	N	12023 4TH AV SW
002	062304	9341	4/7/04	\$141,500	720	0	6	1947	4	7260	N	N	10223 9TH AV SW
002	079500	2125	8/4/03	\$169,000	720	0	6	1950	3	7032	N	N	140 S 107TH ST
002	662040	0450	4/6/05	\$233,850	720	0	6	1942	5	6252	N	N	10240 2ND AV S
002	639500	0040	3/4/03	\$155,000	720	0	6	1952	3	6185	N	N	12225 3RD AV SW
002	079500	2270	12/15/04	\$189,950	720	0	6	1946	4	6060	N	N	117 S 104TH ST
002	072304	9279	2/14/03	\$175,000	750	0	6	1948	3	11200	N	N	421 SW 120TH ST
002	062304	9366	3/20/05	\$217,000	750	300	6	1928	4	6165	N	N	10854 8TH AV SW
002	788960	0820	7/9/04	\$176,950	760	0	6	1953	3	4888	N	N	12240 1ST AV SW
002	797320	2320	10/26/04	\$173,400	770	0	6	1930	4	8621	N	N	10246 5TH AV SW
002	241460	0385	6/8/04	\$185,000	780	230	6	1950	4	5344	N	N	10252 4TH AV SW
002	797320	2250	9/15/03	\$170,000	800	0	6	1920	4	8640	N	N	10231 5TH AV SW
002	797320	2250	3/31/05	\$230,000	800	0	6	1920	4	8640	N	N	10231 5TH AV SW
002	634100	0111	9/19/03	\$175,000	800	0	6	1942	4	7591	N	N	12420 8TH AV SW
002	634100	0015	11/3/05	\$218,000	820	0	6	1940	3	10741	N	N	12237 4TH AV SW
002	062304	9116	5/20/05	\$191,500	820	0	6	1942	3	8113	N	N	10215 10TH AV SW
002	289860	0125	6/29/05	\$130,000	820	0	6	1947	2	7620	N	N	10035 9TH AV SW
002	172180	1240	4/7/05	\$215,000	820	0	6	1948	4	6120	N	N	10641 1ST AV SW
002	662040	0265	2/23/04	\$215,700	820	0	6	1952	3	4659	N	N	10208 OCCIDENTAL AV S
002	514820	0010	10/11/05	\$189,000	830	0	6	1952	3	8887	N	N	10432 5TH AV SW
002	172180	0480	2/28/03	\$156,500	830	0	6	1941	3	6120	N	N	10651 2ND AV SW
002	662040	0160	6/23/03	\$210,000	840	0	6	1942	4	6227	N	N	10219 OCCIDENTAL AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	384160	0030	8/22/05	\$253,950	840	160	6	1930	4	9437	N	N	11621 14TH AV SW
002	072304	9482	5/11/05	\$287,500	840	420	6	2004	3	8960	N	N	12012 4TH AV SW
002	514700	0165	6/1/04	\$179,500	840	0	6	1948	3	6200	N	N	716 SW 106TH ST
002	172180	0810	7/7/05	\$222,000	850	0	6	1941	4	6120	N	N	10412 2ND AV SW
002	079500	2030	11/17/03	\$206,000	870	310	6	1942	4	10650	N	N	139 S 106TH ST
002	062304	9206	11/12/04	\$229,000	870	600	6	1965	3	9990	N	N	10420 6TH AV SW
002	514700	0100	5/13/05	\$209,000	870	0	6	1948	3	8117	N	N	10445 5TH AV SW
002	072304	9219	5/2/05	\$168,000	880	0	6	1942	4	10800	N	N	242 SW 122ND ST
002	374460	0886	9/9/03	\$160,000	880	0	6	1952	4	8505	N	N	827 SW 126TH ST
002	374460	0886	12/9/05	\$207,500	880	0	6	1952	4	8505	N	N	827 SW 126TH ST
002	796260	0035	4/29/05	\$178,000	880	0	6	1954	3	8369	N	N	862 SW 126TH ST
002	796260	0035	6/13/05	\$222,000	880	0	6	1954	3	8369	N	N	862 SW 126TH ST
002	072304	9238	4/12/04	\$224,500	880	420	6	1952	4	8234	N	N	11214 11TH AV SW
002	172180	0820	1/10/05	\$199,950	880	0	6	1941	4	6120	N	N	10418 2ND AV SW
002	241460	0215	10/14/04	\$243,500	890	0	6	1941	4	15083	N	N	10226 1ST AV SW
002	634100	0050	8/2/05	\$225,000	890	0	6	1947	3	12780	N	N	528 SW 124TH ST
002	062304	9178	8/6/03	\$156,000	890	0	6	1956	3	8113	N	N	10223 10TH AV SW
002	379400	0040	5/5/05	\$231,900	900	0	6	1942	3	8259	N	N	11444 14TH AV SW
002	797320	2225	5/21/03	\$197,000	910	400	6	1948	3	8640	N	N	10256 6TH AV SW
002	172180	0215	6/16/03	\$159,500	910	0	6	1955	3	7560	N	N	10612 4TH AV SW
002	104100	0100	8/21/03	\$190,950	920	0	6	1959	4	6750	N	N	10728 11TH AV SW
002	104100	0085	10/7/04	\$230,500	920	920	6	1959	4	6700	N	N	10712 11TH AV SW
002	662040	0075	12/15/05	\$210,000	920	0	6	1941	4	6250	N	N	10218 1ST AV S
002	634100	0231	12/23/05	\$185,000	930	0	6	1946	3	14500	N	N	704 SW 126TH ST
002	072304	9347	3/1/05	\$193,000	930	0	6	1973	3	8100	N	N	11421 11TH AV SW
002	662040	0600	11/1/04	\$220,500	930	290	6	1938	4	7816	N	N	10023 2ND AV S
002	172180	1420	6/24/04	\$165,000	940	0	6	1952	4	9180	N	N	10433 1ST AV SW
002	264180	0060	11/4/03	\$186,500	940	0	6	1950	3	8571	N	N	146 SW 115TH ST
002	797320	2380	11/4/03	\$202,000	940	0	6	1957	3	8042	N	N	403 SW 102ND ST
002	662040	0590	12/12/05	\$215,000	940	0	6	1942	5	8022	N	N	10031 2ND AV S
002	355080	0040	9/10/03	\$174,950	940	0	6	1961	3	7980	N	N	10245 8TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	752000	0166	8/21/03	\$163,000	940	0	6	1946	4	7532	N	N	1227 SW 118TH ST
002	752000	0166	11/15/04	\$199,950	940	0	6	1946	4	7532	N	N	1227 SW 118TH ST
002	788960	1665	6/17/05	\$235,000	940	650	6	2005	3	3120	N	N	12416 3RD AV SW
002	072304	9259	10/22/03	\$180,000	950	0	6	1950	4	20289	N	N	1233 SW 112TH ST
002	072304	9259	6/20/05	\$230,000	950	0	6	1950	4	20289	N	N	1233 SW 112TH ST
002	172180	0975	9/2/03	\$190,000	950	170	6	1949	3	6120	N	N	214 SW 106TH ST
002	264180	0085	9/23/03	\$182,500	960	640	6	1951	4	8570	N	N	155 SW 114TH ST
002	662040	0645	1/12/04	\$185,000	980	200	6	1947	3	10900	N	N	10006 2ND AV S
002	072304	9311	7/25/03	\$175,950	980	0	6	1959	4	7980	N	N	12734 2ND AV SW
002	316360	0355	10/29/03	\$164,000	980	0	6	1941	4	6957	N	N	10833 1ST AV SW
002	172180	0360	10/12/05	\$242,500	980	0	6	1946	4	6120	N	N	10639 3RD AV SW
002	072304	9590	4/7/05	\$238,000	990	0	6	1972	3	8927	N	N	11923 8TH AV SW
002	797320	0690	12/10/04	\$187,000	990	0	6	1971	4	8287	N	N	9615 10TH AV SW
002	316360	0335	7/19/05	\$215,975	990	0	6	1947	4	6925	N	N	10853 1ST AV SW
002	104100	0075	11/2/05	\$249,950	990	0	6	1961	3	6834	N	N	10702 11TH AV SW
002	788960	0725	6/10/05	\$259,950	990	0	6	1941	4	6000	N	N	12213 1ST AV SW
002	662040	0205	2/12/04	\$202,500	1000	0	6	1949	3	6227	N	N	10023 OCCIDENTAL AV S
002	788960	1900	8/15/05	\$240,000	1000	0	6	1939	4	9000	N	N	12430 4TH AV SW
002	384160	0060	2/22/05	\$216,950	1010	0	6	1977	3	9937	N	N	11624 14TH AV SW
002	072304	9510	7/11/05	\$320,500	1010	0	6	1946	3	9180	N	N	241 SW 119TH ST
002	072304	9103	6/17/04	\$199,500	1010	0	6	1941	3	6856	N	N	1414 SW 114TH ST
002	662040	0240	4/28/03	\$205,000	1010	130	6	1951	3	6253	N	N	10044 OCCIDENTAL AV S
002	062304	9313	4/30/04	\$251,000	1020	380	6	1959	4	7920	N	N	10411 10TH AV SW
002	316360	0076	6/30/05	\$190,500	1020	0	6	1946	2	6871	N	N	304 SW 110TH ST
002	072304	9210	4/13/05	\$220,000	1024	0	6	1964	5	8640	N	N	204 SW 120TH ST
002	526920	0010	3/16/05	\$249,600	1030	720	6	1959	3	9600	N	N	1117 SW 100TH ST
002	092000	0110	9/8/05	\$225,000	1030	800	6	1958	3	8912	N	N	12512 13TH AV SW
002	092000	0100	9/3/03	\$227,500	1030	440	6	1958	3	8200	N	N	1300 SW 125TH ST
002	289860	0100	3/25/05	\$230,000	1030	0	6	1924	3	7680	N	N	914 SW 102ND ST
002	062304	9153	5/18/04	\$215,000	1040	1040	6	1940	3	8000	N	N	1109 SW 106TH ST
002	241460	0076	2/28/03	\$208,000	1040	0	6	1960	3	7808	N	N	218 SW 102ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	797320	2270	3/4/05	\$222,000	1050	0	6	1929	4	8640	N	N	511 SW 102ND ST
002	079500	1960	9/15/05	\$219,500	1050	0	6	1946	4	6250	N	N	209 S 107TH ST
002	079500	2190	9/21/04	\$186,000	1060	0	6	1941	4	8000	Y	N	104 S 106TH ST
002	797320	2240	12/9/03	\$211,340	1060	200	6	1918	5	8640	N	N	10245 5TH AV SW
002	062304	9348	9/2/03	\$215,000	1060	0	6	1972	3	8480	N	N	817 SW 104TH ST
002	634100	0133	7/26/05	\$251,000	1060	0	6	1977	3	7807	N	N	12426 7TH AV SW
002	634100	0132	8/19/05	\$250,950	1060	0	6	1977	4	7302	N	N	12418 7TH AV SW
002	639500	0010	4/14/03	\$179,000	1060	0	6	1953	3	6412	N	N	317 SW 122ND ST
002	639500	0010	1/25/05	\$225,000	1060	0	6	1953	3	6412	N	N	317 SW 122ND ST
002	514760	0095	2/24/05	\$204,000	1070	0	6	1953	3	7754	N	N	715 SW 106TH ST
002	796260	0010	1/24/05	\$212,950	1080	0	6	1953	3	8504	N	N	830 SW 126TH ST
002	886200	0055	7/8/03	\$178,700	1080	0	6	1956	4	7213	N	N	1316 SW 113TH ST
002	289860	0160	4/7/04	\$175,200	1090	0	6	1936	3	7747	N	N	1016 SW 102ND ST
002	316360	0325	5/6/05	\$205,000	1090	0	6	1941	4	6645	N	N	10858 2ND AV SW
002	172180	1460	3/11/05	\$180,000	1110	0	6	1948	3	3060	N	N	10457 1ST AV SW
002	662040	0170	3/16/05	\$266,950	1120	840	6	1950	3	6227	Y	N	10209 OCCIDENTAL AV S
002	316360	0165	6/27/05	\$210,000	1120	0	6	1948	3	6965	N	N	10826 3RD AV SW
002	079500	2315	1/16/03	\$222,500	1130	650	6	1950	4	6250	Y	N	10436 OCCIDENTAL AV S
002	374460	0507	1/26/05	\$309,950	1140	730	6	1941	4	18900	Y	N	12423 14TH AV SW
002	345100	0180	4/16/04	\$235,000	1160	1160	6	1942	3	17710	N	N	1220 SW 107TH ST
002	374460	0604	7/19/05	\$287,500	1160	440	6	1986	2	9450	N	N	1015 SW 124TH ST
002	514820	0080	1/9/03	\$169,950	1160	0	6	1951	3	8690	N	N	10430 8TH AV SW
002	241460	0010	6/16/04	\$246,950	1160	1040	6	1947	4	8337	N	N	10020 4TH AV SW
002	072304	9372	3/11/05	\$180,000	1160	0	6	1954	4	7200	N	N	12629 4TH AV SW
002	788960	1415	1/6/03	\$149,950	1160	0	6	1942	3	6000	N	N	12419 1ST AV SW
002	289860	0230	4/17/03	\$199,950	1170	0	6	1918	3	8235	N	N	10055 11TH AV SW
002	072304	9362	5/16/03	\$271,500	1210	880	6	1920	4	14237	N	N	643 SW 120TH ST
002	374460	0027	10/5/04	\$265,000	1260	200	6	1946	3	10880	Y	N	1401 SW 120TH ST
002	384160	0190	3/27/03	\$173,000	1270	0	6	1947	3	11400	N	N	11630 14TH AV SW
002	241460	0321	4/26/05	\$230,000	1280	0	6	1964	3	6363	N	N	10220 3RD AV SW
002	072304	9374	6/29/05	\$246,000	1290	0	6	1939	4	11970	N	N	12613 2ND PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072304	9577	10/15/04	\$224,950	1290	0	6	1968	3	8500	N	N	12012 2ND PL SW
002	797320	2150	9/17/04	\$222,000	1300	0	6	1969	3	8640	N	N	10221 6TH AV SW
002	092000	0105	1/28/05	\$300,000	1320	690	6	1958	3	12492	N	N	12504 13TH AV SW
002	788960	2055	1/6/03	\$178,500	1340	0	6	1934	5	9000	N	N	12405 3RD AV SW
002	345100	0472	1/26/05	\$167,500	1340	0	6	1994	3	7158	N	N	1408 SW 112TH ST
002	316360	0215	12/22/03	\$207,000	1351	0	6	1954	4	6941	N	N	10843 2ND AV SW
002	788960	0655	7/16/03	\$186,500	1370	0	6	1965	4	6000	N	N	12251 1ST AV SW
002	514820	0005	9/9/03	\$217,500	1400	150	6	1954	4	8637	N	N	10428 5TH AV SW
002	514820	0005	6/14/05	\$286,000	1400	150	6	1954	4	8637	N	N	10428 5TH AV SW
002	072304	9188	3/26/03	\$250,000	1420	0	6	1964	5	14991	N	N	246 SW 119TH ST
002	788960	0375	12/8/04	\$225,900	1440	0	6	1946	5	6000	N	N	12269 2ND PL SW
002	662040	0130	6/10/04	\$223,000	1450	250	6	1948	3	6227	N	N	10247 OCCIDENTAL AV S
002	886200	0080	12/18/03	\$219,500	1460	0	6	1956	3	7200	N	N	11312 13TH AV SW
002	505580	0120	1/13/05	\$246,650	1460	0	6	2004	3	6522	N	N	1002 SW 117TH ST
002	241460	0310	7/7/04	\$224,500	1480	170	6	1931	4	7564	N	N	219 SW 102ND ST
002	072304	9317	12/3/04	\$222,900	1540	0	6	1925	4	8688	N	N	404 SW 120TH ST
002	662040	0620	8/29/05	\$274,000	1680	0	6	1941	4	8469	N	N	10005 2ND AV S
002	072304	9156	5/1/03	\$185,000	1700	0	6	1955	2	8645	N	N	12621 2ND PL SW
002	345100	0415	5/13/04	\$285,000	1730	0	6	1949	4	21700	N	N	11028 14TH AV SW
002	374460	0423	10/11/05	\$340,000	1760	0	6	1984	3	10240	N	N	1036 SW 124TH ST
002	258680	0205	3/25/04	\$237,000	1880	0	6	1928	3	7680	N	N	11050 11TH AV SW
002	062304	9197	12/22/05	\$379,950	2030	0	6	1955	4	18938	N	N	824 SW 108TH ST
002	620900	0165	6/15/05	\$280,000	2290	0	6	1953	4	7765	N	N	11447 14TH AV SW
002	788960	2035	3/24/05	\$162,000	780	0	7	1941	3	3000	N	N	12419 3RD AV SW
002	316360	0305	6/7/04	\$160,000	860	0	7	1960	3	6949	N	N	10838 2ND AV SW
002	092000	0040	3/12/03	\$190,000	880	320	7	1954	3	7200	N	N	12616 14TH AV SW
002	742130	0030	11/3/05	\$208,250	900	430	7	1970	3	8369	N	N	416 SW 116TH PL
002	742130	0070	7/29/05	\$255,200	900	430	7	1970	3	7419	N	N	415 SW 116TH PL
002	072304	9300	10/13/03	\$176,300	910	470	7	1948	3	8100	N	N	11406 12TH AV SW
002	258680	0230	3/16/04	\$213,000	910	630	7	1951	3	7670	N	N	11039 10TH AV SW
002	258680	0185	11/17/03	\$162,000	910	500	7	1950	3	7660	N	N	11026 11TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	258680	0235	1/10/03	\$189,900	920	230	7	1950	3	7665	N	N	11033 10TH AV SW
002	662040	0495	6/24/03	\$237,000	940	390	7	1954	5	5450	N	N	10309 3RD AV S
002	662040	0495	12/12/05	\$370,000	940	390	7	1954	5	5450	N	N	10309 3RD AV S
002	345100	0456	6/24/05	\$235,000	940	0	7	1950	4	10000	N	N	1254 SW 112TH ST
002	788960	1485	9/26/03	\$215,000	940	700	7	1994	3	3120	N	N	12424 2ND AV SW
002	788960	1480	11/9/04	\$241,000	940	700	7	1994	3	3120	N	N	12422 2ND AV SW
002	788960	1470	9/13/05	\$269,000	940	700	7	1994	3	3120	N	N	12418 2ND AV SW
002	788960	1030	8/5/03	\$214,300	940	650	7	1998	3	3000	N	N	12404 1ST AV SW
002	788960	1047	1/30/04	\$230,000	940	650	7	1993	3	3000	N	N	12418 1ST AV SW
002	788960	0505	3/23/05	\$253,500	940	650	7	1993	3	3000	N	N	12202 2ND PL SW
002	258680	0020	6/23/03	\$184,000	960	240	7	1954	3	7623	N	N	10844 12TH AV SW
002	938220	0080	4/6/04	\$188,500	970	0	7	1966	4	6416	N	N	1006 SW 118TH ST
002	172180	1095	11/12/04	\$240,000	970	620	7	1998	3	3060	N	N	10642 2ND AV SW
002	688380	0100	2/4/05	\$223,000	980	0	7	1954	4	8760	N	N	611 SW 107TH ST
002	062304	9278	6/23/03	\$190,000	980	710	7	1955	3	7980	N	N	10251 10TH AV SW
002	172180	0510	3/23/04	\$236,500	990	780	7	1998	3	3060	N	N	10608 3RD AV SW
002	316360	0045	9/21/04	\$239,000	1020	400	7	1961	4	6957	Y	N	10832 4TH AV SW
002	345100	0181	10/29/03	\$229,950	1020	400	7	1957	3	14260	N	N	1226 SW 107TH ST
002	072304	9416	12/7/04	\$299,000	1020	1020	7	1959	4	8386	N	N	11456 12TH AV SW
002	355080	0080	3/22/05	\$252,000	1020	380	7	1961	3	8160	N	N	904 SW 104TH ST
002	289920	0060	6/14/04	\$200,000	1020	0	7	1964	3	7680	N	N	10457 9TH AV SW
002	258680	0300	6/25/03	\$207,000	1020	0	7	1940	3	7672	N	N	11044 12TH AV SW
002	062304	9305	9/30/05	\$269,550	1020	280	7	1959	4	7620	N	N	10429 10TH AV SW
002	241460	0145	7/26/05	\$263,000	1030	1030	7	1969	3	8028	N	N	10015 1ST AV SW
002	289920	0170	9/20/04	\$265,000	1040	1770	7	1958	5	16874	N	N	10437 11TH AV SW
002	788960	0410	2/24/05	\$215,000	1040	0	7	1963	4	5500	N	N	12249 2ND PL SW
002	662040	0335	7/7/04	\$191,000	1040	0	7	1952	3	5367	N	N	10241 2ND AV S
002	241460	0121	8/23/04	\$235,000	1050	940	7	1960	3	8117	N	N	10038 2ND AV SW
002	258680	0360	5/28/05	\$242,000	1050	0	7	1950	4	7641	N	N	1103 SW 110TH ST
002	634100	0043	10/18/04	\$265,000	1050	520	7	1975	4	7582	N	N	12315 5TH AV SW
002	634100	0031	7/28/04	\$267,500	1050	410	7	1975	3	7582	N	N	12314 5TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072304	9622	9/9/03	\$185,000	1060	0	7	1952	3	9133	N	N	312 SW 128TH ST
002	790760	0105	10/25/04	\$195,000	1060	0	7	1954	3	8220	N	N	202 SW 115TH ST
002	062304	9360	7/10/03	\$207,000	1060	560	7	1967	3	7680	N	N	925 SW 106TH ST
002	862760	0075	4/11/05	\$221,000	1070	0	7	1954	4	9750	N	N	12213 4TH AV SW
002	796260	0050	1/7/05	\$222,500	1070	380	7	1954	3	8369	N	N	849 SW 125TH ST
002	797320	2093	11/8/05	\$320,000	1080	420	7	1990	3	8659	N	N	10224 7TH AV SW
002	662040	0290	12/30/03	\$220,000	1080	110	7	1953	3	5250	N	N	10232 OCCIDENTAL AV S
002	281690	0080	7/9/03	\$220,000	1090	370	7	1962	4	8220	N	N	217 SW 115TH ST
002	377430	0040	12/17/03	\$217,950	1100	290	7	1972	3	8448	N	N	11605 7TH AV SW
002	072304	9558	6/17/03	\$227,977	1100	700	7	1966	4	8100	N	N	11253 10TH AV SW
002	384160	0191	7/26/05	\$239,000	1100	0	7	1955	3	7630	N	N	1238 SW 118TH ST
002	788960	1965	9/23/05	\$256,000	1100	0	7	1940	4	4608	N	N	12461 3RD AV SW
002	374460	0666	9/10/04	\$279,950	1110	240	7	1948	4	13349	N	N	806 SW 126TH ST
002	062304	9263	10/8/04	\$203,000	1110	80	7	1955	3	9000	N	N	10454 8TH AV SW
002	316360	0295	8/3/04	\$219,950	1110	0	7	1961	4	6965	N	N	10828 2ND AV SW
002	062304	9365	7/28/03	\$220,000	1120	280	7	1967	3	7500	N	N	10415 8TH AV SW
002	345100	0341	6/20/05	\$272,000	1130	870	7	1997	3	9750	N	N	10843 12TH AV SW
002	662040	0631	7/21/05	\$265,000	1130	750	7	1960	4	8800	N	N	139 S 100TH ST
002	779660	0080	5/21/03	\$179,500	1130	0	7	1957	3	8698	N	N	630 SW 128TH ST
002	752000	0045	8/25/05	\$303,900	1130	790	7	1989	3	6400	N	N	1037 SW 118TH ST
002	172180	1170	3/24/04	\$249,950	1130	690	7	2003	3	2972	N	N	204 SW 108TH ST
002	281690	0070	9/16/04	\$262,500	1140	1000	7	1962	3	8904	N	N	223 SW 115TH ST
002	281680	0005	6/28/05	\$289,950	1150	1020	7	1959	3	9782	N	N	12125 7TH PL SW
002	258680	0130	6/4/04	\$229,950	1150	580	7	1958	3	7618	N	N	10839 10TH AV SW
002	241460	0055	7/11/05	\$305,000	1160	500	7	1963	3	16230	N	N	10004 3RD AV SW
002	072304	9352	1/23/04	\$190,000	1160	0	7	1952	3	8100	N	N	1322 SW 116TH ST
002	779680	0010	8/3/05	\$254,950	1160	0	7	1958	3	6500	N	N	12710 6TH AV SW
002	092000	0075	1/14/05	\$219,900	1170	0	7	1955	3	10292	N	N	12503 14TH AV SW
002	281690	0050	11/3/04	\$236,000	1170	290	7	1962	3	8217	N	N	235 SW 115TH ST
002	636700	0006	7/9/04	\$203,000	1180	0	7	1955	3	9763	N	N	12024 4TH AV SW
002	062304	9267	6/12/03	\$189,990	1180	0	7	1938	3	7980	N	N	10251 11TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	241460	0100	8/17/05	\$259,000	1190	500	7	1961	3	10824	N	N	10017 2ND AV SW
002	374460	0663	7/13/05	\$240,000	1190	0	7	1954	3	8505	N	N	819 SW 125TH ST
002	514820	0040	4/1/05	\$242,000	1190	0	7	1952	4	7468	N	N	10433 5TH AV SW
002	419390	0100	12/24/04	\$261,000	1200	400	7	1967	3	9348	N	N	712 SW 119TH ST
002	072304	9594	6/1/05	\$285,000	1200	650	7	1972	3	7400	N	N	11626 7TH AV SW
002	779680	0005	5/3/04	\$223,000	1200	0	7	1958	4	7000	N	N	12704 6TH AV SW
002	374460	0405	4/15/05	\$260,000	1210	0	7	1980	3	7200	N	N	12315 8TH AV SW
002	316360	0105	10/27/04	\$200,000	1210	0	7	1942	5	6965	N	N	10825 3RD AV SW
002	079500	2400	10/26/05	\$240,000	1210	0	7	1953	3	6200	N	N	211 S 104TH ST
002	172180	1090	9/28/04	\$273,000	1210	850	7	1998	3	3570	N	N	10640 2ND AV SW
002	688380	0095	7/28/04	\$208,000	1220	0	7	1954	4	9052	N	N	617 SW 107TH ST
002	779660	0075	6/14/04	\$199,500	1220	0	7	1956	4	8712	N	N	624 SW 128TH ST
002	281690	0020	12/17/03	\$242,000	1220	500	7	1960	3	8214	N	N	255 SW 115TH ST
002	241460	0116	3/4/04	\$172,000	1220	0	7	1960	4	8117	N	N	10032 2ND AV SW
002	514820	0060	2/10/04	\$189,000	1220	0	7	1954	3	6907	N	N	10438 7TH AV SW
002	938220	0085	7/1/04	\$222,000	1230	0	7	1966	4	6417	N	N	1002 SW 118TH ST
002	662040	0231	11/24/04	\$350,000	1240	430	7	1959	4	7108	Y	N	10040 OCCIDENTAL AV S
002	072304	9442	10/7/03	\$182,000	1240	0	7	1958	4	7186	N	N	11303 14TH AV SW
002	072304	9274	5/12/05	\$284,950	1250	0	7	2004	3	8100	N	N	11244 11TH AV SW
002	514700	0080	3/25/05	\$253,000	1250	0	7	1948	3	8056	N	N	10471 5TH AV SW
002	289860	0025	10/18/04	\$279,500	1250	1250	7	1965	3	7620	N	N	826 SW 102ND ST
002	316360	0200	12/10/03	\$275,000	1250	780	7	2003	3	6668	N	N	10859 2ND AV SW
002	079500	1910	4/7/04	\$208,000	1260	0	7	1960	3	14700	N	N	255 S 107TH ST
002	752000	0595	12/5/05	\$330,000	1260	1260	7	1962	3	11659	N	N	11904 12TH AV SW
002	072304	9142	11/20/03	\$195,000	1260	0	7	1954	3	7500	N	N	11414 12TH AV SW
002	092000	0090	9/20/05	\$312,650	1260	650	7	1956	3	7040	N	N	1308 SW 125TH ST
002	079500	2445	3/6/03	\$175,000	1260	0	7	1950	3	6250	N	N	10411 3RD AV S
002	289920	0142	8/26/03	\$198,000	1270	0	7	1979	3	7620	N	N	10452 11TH AV SW
002	377430	0080	5/28/03	\$233,500	1290	730	7	1962	4	8085	N	N	647 SW 116TH PL
002	072304	9109	5/9/05	\$280,000	1290	910	7	1986	3	7320	N	N	11917 4TH AV SW
002	072304	9439	6/13/05	\$180,000	1300	0	7	1958	3	13500	N	N	426 SW 128TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	166880	0130	5/2/05	\$223,950	1310	0	7	1961	4	10139	N	N	247 SW 118TH ST
002	072304	9532	9/25/03	\$214,950	1320	0	7	1965	3	13115	N	N	11443 12TH AV SW
002	072304	9480	8/26/03	\$207,500	1330	0	7	1960	4	6840	N	N	11311 14TH AV SW
002	264180	0095	4/6/05	\$243,000	1340	0	7	1958	4	8573	N	N	135 SW 114TH ST
002	079500	2401	8/16/05	\$260,000	1340	0	7	1953	3	6200	N	N	10410 2ND AV S
002	788960	1966	2/5/03	\$210,950	1340	0	7	2002	3	1911	N	N	308 SW 126TH ST
002	072304	9313	12/12/05	\$380,000	1350	450	7	1958	3	23962	N	N	418 SW 128TH ST
002	072304	9451	4/14/05	\$275,000	1350	600	7	1963	3	11281	N	N	820 SW 118TH ST
002	714160	0090	5/8/03	\$265,500	1350	540	7	1964	4	8099	N	N	840 SW 125TH ST
002	355080	0015	9/14/04	\$252,500	1350	0	7	1970	4	7980	N	N	10246 9TH AV SW
002	327580	0130	3/17/05	\$252,500	1350	0	7	1963	4	7475	N	N	12110 6TH AV SW
002	662040	0460	9/2/04	\$192,500	1350	0	7	1942	3	7150	N	N	10258 2ND AV S
002	062304	9295	11/15/05	\$279,950	1370	0	7	1978	4	7440	N	N	10613 11TH AV SW
002	092000	0065	2/23/05	\$290,000	1390	580	7	1961	4	7452	N	N	12511 14TH AV SW
002	779660	0085	3/25/05	\$210,000	1400	0	7	1957	3	8684	N	N	636 SW 128TH ST
002	634100	0243	6/8/05	\$250,000	1410	0	7	1957	4	9378	N	N	714 SW 126TH ST
002	289920	0193	9/16/05	\$339,950	1410	530	7	2005	3	6006	N	N	10452 12TH AV SW
002	289920	0193	12/16/05	\$399,950	1410	530	7	2005	3	6006	N	N	10452 12TH AV SW
002	345100	0443	8/22/03	\$228,500	1420	0	7	1927	3	20625	N	N	11053 12TH AV SW
002	072304	9202	7/26/05	\$245,500	1430	0	7	1962	4	8875	N	N	11910 4TH AV SW
002	062304	9323	12/14/05	\$278,000	1440	0	7	1959	4	7680	N	N	10418 11TH AV SW
002	514760	0060	9/24/04	\$247,000	1440	0	7	2004	3	6695	N	N	10609 6TH AV SW
002	258680	0120	6/6/05	\$255,000	1450	0	7	1957	3	7627	N	N	10853 10TH AV SW
002	514760	0110	8/22/05	\$258,000	1450	0	7	1953	4	6576	N	N	10602 8TH AV SW
002	172180	1407	10/27/04	\$237,950	1450	0	7	2004	3	3060	N	N	10478 2ND PL SW
002	788960	0720	9/14/04	\$234,950	1450	0	7	2004	3	3000	N	N	12215 1ST AV SW
002	788960	0720	12/7/05	\$264,500	1450	0	7	2004	3	3000	N	N	12215 1ST AV SW
002	052304	9039	12/8/03	\$284,500	1460	880	7	1990	3	15000	Y	N	9903 2ND AV S
002	172180	0295	11/5/03	\$215,000	1460	0	7	2003	3	4134	N	N	10632 4TH AV SW
002	172180	0305	1/28/04	\$218,950	1460	0	7	2003	3	4064	N	N	10636 4TH AV SW
002	788960	0140	3/23/04	\$235,600	1460	0	7	2003	3	3120	N	N	12261 2ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	788960	0145	3/29/04	\$240,000	1460	0	7	2003	3	3120	N	N	12259 2ND AV SW
002	742130	0050	12/30/04	\$237,000	1470	0	7	1966	3	9001	N	N	429 SW 116TH PL
002	862760	0012	12/24/05	\$200,000	1470	730	7	1976	3	7200	N	N	643 SW 122ND ST
002	289920	0030	5/13/04	\$212,000	1490	0	7	1956	4	7620	N	N	10436 9TH AV SW
002	172180	0720	11/22/05	\$299,950	1500	0	7	2005	3	2550	N	N	10416 3RD AV SW
002	079500	1905	12/22/04	\$259,950	1530	450	7	1938	4	16000	N	N	315 S 106TH ST
002	172180	1406	10/20/04	\$254,950	1530	0	7	2004	3	3060	N	N	10474 2ND PL SW
002	172180	1405	10/7/04	\$257,000	1530	0	7	2004	3	3060	N	N	10470 2ND PL SW
002	788960	0520	12/8/04	\$345,000	1540	0	7	1956	5	9000	N	N	12214 2ND PL SW
002	166880	0020	9/19/03	\$200,000	1540	0	7	1961	3	7204	N	N	234 SW 118TH ST
002	384160	0189	11/17/05	\$320,000	1560	0	7	1968	4	9600	N	N	11642 14TH AV SW
002	062304	9025	2/10/05	\$220,000	1560	0	7	1966	3	7280	N	N	10832 8TH AV SW
002	374460	0667	6/23/05	\$245,000	1580	0	7	1960	2	10800	N	N	12505 8TH AV SW
002	072304	9144	8/20/03	\$250,000	1580	760	7	1980	4	7266	N	N	834 SW 117TH ST
002	384160	0184	8/5/03	\$215,000	1610	0	7	1968	4	9120	N	N	11636 14TH AV SW
002	788960	1465	10/25/04	\$256,000	1620	0	7	2004	3	3120	N	N	12408 2ND AV SW
002	788960	1465	10/27/04	\$256,000	1620	0	7	2004	3	3120	N	N	12408 2ND AV SW
002	172180	1161	6/11/04	\$242,000	1630	0	7	2003	3	3060	N	N	10667 2ND PL SW
002	172180	1160	6/25/04	\$243,000	1630	0	7	2003	3	3060	N	N	10665 2ND PL SW
002	172180	1162	6/4/04	\$249,000	1630	0	7	2003	3	3060	N	N	10669 2ND PL SW
002	374460	0424	12/8/04	\$265,000	1640	0	7	1984	3	17640	N	N	1024 SW 124TH ST
002	072304	9200	2/25/04	\$244,950	1650	340	7	1942	3	9916	N	N	11900 4TH AV SW
002	634100	0091	6/24/03	\$237,500	1650	0	7	1963	4	9791	N	N	640 SW 124TH ST
002	062304	9047	9/30/05	\$338,000	1670	340	7	1918	5	12180	N	N	841 SW 108TH ST
002	327580	0070	6/20/03	\$229,950	1690	0	7	1963	3	9026	N	N	600 SW 121ST ST
002	072304	9464	6/16/04	\$237,400	1690	0	7	1954	4	8195	N	N	11427 11TH AV SW
002	788960	1542	4/13/05	\$239,900	1820	0	7	2004	3	3120	N	N	12464 2ND AV SW
002	788960	1502	8/8/03	\$242,500	1820	0	7	2003	3	3120	N	N	12436 2ND AV SW
002	752000	0230	7/6/04	\$277,500	1860	0	7	1999	3	5080	N	N	1252 SW 119TH ST
002	241460	0236	9/13/04	\$260,000	1870	0	7	1964	3	10365	N	N	10243 1ST AV S
002	172180	1390	7/19/04	\$240,800	1910	0	7	1976	4	9180	N	N	10442 2ND PL SW

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**Area 23**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	514700	0020	10/4/05	\$300,000	1920	0	7	1948	4	8973	N	N	10464 5TH AV SW
002	788960	1875	5/10/05	\$289,950	1920	0	7	2004	3	3000	N	N	12418 4TH AV SW
002	788960	1880	2/17/05	\$295,000	1920	0	7	2004	3	3000	N	N	12420 4TH AV SW
002	172180	0721	10/27/05	\$339,950	1950	0	7	2005	3	3060	N	N	10418 3RD AV SW
002	172180	0722	10/27/05	\$339,950	1950	0	7	2005	3	3060	N	N	10422 3RD AV SW
002	788960	0290	5/26/05	\$291,000	1950	0	7	2001	3	3000	N	N	12230 2ND AV SW
002	384160	0160	8/26/04	\$265,000	1960	0	7	1999	3	7622	N	N	11704 AMBAUM BL SW
002	788960	1540	4/26/05	\$256,000	2000	0	7	2004	3	3120	N	N	12454 2ND AV SW
002	788960	1541	4/26/05	\$256,000	2000	0	7	2004	3	3120	N	N	12454 2ND AV SW
002	788960	1540	9/9/05	\$295,000	2000	0	7	2004	3	3120	N	N	12454 2ND AV SW
002	316360	0260	4/1/04	\$275,000	2070	0	7	2003	3	3200	N	N	109 SW 108TH ST
002	862760	0030	10/28/04	\$290,000	2080	0	7	1982	3	11220	N	N	613 SW 122ND ST
002	072304	9230	8/1/03	\$265,000	2310	0	7	1987	3	16668	N	N	106 SW 122ND ST
002	072304	9230	8/24/04	\$300,000	2310	0	7	1987	3	16668	N	N	106 SW 122ND ST
002	502750	0030	8/5/03	\$257,000	2340	0	7	1958	4	8925	N	N	11832 9TH AV SW
002	351400	0035	6/10/04	\$295,000	2380	0	7	1950	4	8173	N	N	11211 11TH AV SW
002	072304	9635	11/29/04	\$330,000	2480	0	7	2004	3	4281	N	N	1221 SW 112TH ST
002	714160	0105	3/25/04	\$237,500	2520	0	7	1962	4	8099	N	N	856 SW 125TH ST
002	052304	9247	8/18/04	\$326,000	860	780	8	2003	3	8323	N	N	326 S 104TH ST
002	374460	0411	10/4/04	\$236,100	1210	600	8	1980	2	9600	N	N	12303 8TH AV SW
002	634100	0098	5/21/04	\$279,000	1240	890	8	1978	3	8820	N	N	12324 8TH AV SW
002	241460	0200	7/27/04	\$283,500	1590	180	8	1954	3	11160	Y	N	5 SW 100TH ST
002	072304	9466	2/19/03	\$270,000	1640	770	8	1959	4	16575	N	N	525 SW 120TH ST
002	289860	0086	8/21/03	\$300,000	1940	0	8	2003	3	5750	N	N	920 SW 102ND ST
002	374460	0199	6/17/05	\$325,000	2160	0	8	1991	3	7191	N	N	12115 10TH AV SW
002	862760	0061	2/13/03	\$327,000	2480	0	8	2002	3	12000	N	N	423 SW 122ND ST
002	374460	0127	11/15/04	\$425,000	2690	0	8	2004	3	10891	Y	N	834 SW 122ND ST
002	316360	0245	6/25/04	\$350,000	2950	0	8	2003	3	6989	N	N	10809 2ND AV SW
002	374460	0065	6/24/03	\$390,000	3110	0	8	1989	3	19418	N	N	1025 SW 120TH ST
002	374460	1000	6/8/05	\$462,000	3170	500	8	1983	3	18900	Y	N	1408 SW 128TH ST
002	374460	0780	1/3/03	\$419,500	2140	1300	9	1988	3	12100	Y	N	1401 SW 126TH ST

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**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	374460	0060	6/3/03	\$350,000	2520	0	9	1999	3	14388	N	N	1021 SW 120TH ST
004	433100	0106	12/29/04	\$188,000	690	0	4	1941	5	6042	N	N	410 SW 143RD ST
004	339580	0495	10/4/04	\$177,350	860	0	4	1950	5	4045	N	N	13256 5TH AV SW
004	433100	0585	10/6/04	\$155,000	1190	0	4	1948	5	10621	N	N	608 SW 142ND ST
004	670720	0165	5/26/04	\$187,000	660	300	5	1942	5	8340	N	N	826 SW 136TH ST
004	190000	0090	8/12/04	\$208,876	720	0	5	1925	5	7620	N	N	1044 SW 150TH ST
004	121900	0165	9/20/05	\$140,000	750	0	5	1920	4	7560	N	N	15814 8TH AV SW
004	670720	0155	4/18/05	\$133,000	820	0	5	1943	3	8340	N	N	850 SW 136TH ST
004	339580	0705	2/15/05	\$210,000	840	0	5	1925	5	6750	N	N	405 SW 134TH ST
004	339580	0475	7/14/04	\$160,000	850	0	5	1942	4	8100	N	N	13244 5TH AV SW
004	319200	0050	12/27/04	\$249,000	900	90	5	1921	4	11394	N	N	906 SW 130TH ST
004	433100	0590	2/10/05	\$198,000	910	0	5	1947	4	13451	N	N	626 SW 142ND ST
004	339580	0620	7/20/04	\$229,950	1030	0	5	1926	5	10800	N	N	13412 5TH AV SW
004	433100	0235	5/16/05	\$198,700	1040	0	5	1948	3	10500	N	N	415 SW 143RD ST
004	433760	0205	9/17/03	\$180,000	710	0	6	1943	4	9900	N	N	251 SW 138TH ST
004	339580	0385	1/4/05	\$229,950	730	730	6	1958	4	8100	N	N	13453 5TH AV SW
004	433880	0665	9/1/05	\$155,883	770	120	6	1944	3	9200	N	N	858 SW 139TH ST
004	339580	0660	5/25/04	\$182,000	770	0	6	1939	3	8100	N	N	13438 5TH AV SW
004	433760	0295	6/23/03	\$189,000	780	0	6	1943	4	9900	N	N	252 SW 139TH ST
004	339580	0175	1/16/03	\$168,500	780	0	6	1951	4	8100	N	N	13247 5TH AV SW
004	433880	0495	6/16/03	\$175,000	780	0	6	1944	4	7200	N	N	615 SW 139TH ST
004	433880	0200	6/22/05	\$218,777	790	0	6	1944	3	8201	N	N	656 SW 137TH ST
004	433880	0080	1/21/05	\$184,950	790	0	6	1944	4	7145	N	N	644 SW 136TH PL
004	240700	0175	3/9/04	\$197,950	800	270	6	1942	3	9990	N	N	13454 2ND AV SW
004	240700	0265	2/24/04	\$175,000	800	0	6	1942	3	8775	N	N	13424 1ST AV SW
004	433700	0300	7/6/04	\$199,450	800	0	6	1943	4	8775	N	N	13631 1ST AV SW
004	339580	0545	6/24/05	\$263,400	800	120	6	1949	4	8100	N	N	13227 4TH AV SW
004	240700	0425	5/13/03	\$194,950	810	440	6	1942	4	9450	N	N	20 SW 134TH ST
004	240700	0130	11/7/03	\$150,500	810	80	6	1942	2	8775	N	N	13410 2ND AV SW
004	433700	0310	8/11/05	\$238,000	810	110	6	1943	2	8775	N	N	13643 1ST AV SW
004	240700	0130	4/25/05	\$230,000	810	80	6	1942	2	8775	N	N	13410 2ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	121900	0275	9/17/03	\$210,000	810	220	6	1947	4	7560	N	N	15826 7TH AV SW
004	121900	0265	5/4/05	\$224,950	810	0	6	1947	4	7560	N	N	15808 7TH AV SW
004	433880	0675	1/9/04	\$197,000	820	0	6	1944	4	10000	N	N	13740 10TH AV SW
004	240700	0245	12/20/05	\$239,000	820	0	6	1942	3	9450	N	N	21 SW 134TH ST
004	433700	0350	12/2/04	\$212,000	820	180	6	1943	4	8775	N	N	13624 2ND AV SW
004	433880	0740	10/28/03	\$166,000	820	0	6	1944	4	7600	N	N	13705 10TH AV SW
004	433820	0020	10/1/04	\$235,000	820	820	6	1944	4	7200	N	N	505 SW 139TH ST
004	433820	0020	11/1/05	\$275,500	820	820	6	1944	4	7200	N	N	505 SW 139TH ST
004	008400	0360	6/29/05	\$285,000	830	360	6	1942	4	23490	N	N	13112 2ND AV SW
004	433760	0330	7/22/03	\$175,000	830	0	6	1943	4	7200	N	N	229 SW 139TH ST
004	433880	0360	2/15/05	\$223,000	830	0	6	1944	4	7000	N	N	13736 8TH AV SW
004	433700	0220	2/18/04	\$170,000	860	0	6	1943	4	8775	N	N	13843 1ST AV SW
004	433180	0061	1/13/04	\$168,000	860	0	6	1955	3	8100	N	N	802 SW 141ST ST
004	433700	0165	11/22/04	\$193,000	870	0	6	1943	4	7590	N	N	13830 1ST AV SW
004	114800	0005	2/1/05	\$260,000	880	390	6	1950	4	8100	N	N	661 SW 134TH ST
004	339580	0455	7/8/04	\$178,000	890	0	6	1942	3	8100	N	N	13232 5TH AV SW
004	008400	0080	2/21/05	\$189,950	910	0	6	1942	3	11430	N	N	12934 1ST AV SW
004	114800	0180	3/3/03	\$192,000	920	0	6	1942	5	8442	N	N	608 SW 136TH ST
004	433820	0025	1/21/03	\$170,000	940	0	6	1944	4	7200	N	N	501 SW 139TH ST
004	433820	0050	11/25/03	\$185,000	940	0	6	1944	4	7152	N	N	405 SW 139TH ST
004	433880	0530	2/3/05	\$217,000	960	0	6	1944	4	11100	N	N	849 SW 139TH ST
004	325640	0051	3/10/05	\$244,800	960	280	6	1949	4	9380	N	N	13045 6TH PL SW
004	008400	0210	6/9/05	\$206,000	980	0	6	1942	3	7200	N	N	204 SW 129TH ST
004	325640	0031	12/16/03	\$199,950	990	120	6	1949	4	8960	N	N	13020 6TH PL SW
004	008400	0025	3/20/03	\$205,000	1000	0	6	1942	4	22468	N	N	12900 1ST AV SW
004	433880	0370	8/11/04	\$217,500	1000	0	6	1944	3	6020	N	N	13716 8TH AV SW
004	008400	0255	7/12/05	\$172,200	1020	0	6	1942	3	13500	N	N	216 SW 131ST ST
004	192304	9199	4/26/04	\$266,950	1020	180	6	1922	4	9609	N	N	300 SW 146TH ST
004	433060	0180	9/3/03	\$218,000	1020	1020	6	1947	4	8400	N	N	129 SW 142ND ST
004	339580	0295	6/17/05	\$237,000	1030	0	6	1956	4	8786	N	N	13524 6TH AV SW
004	433060	0270	2/12/04	\$257,000	1040	730	6	1947	4	10500	N	N	121 SW 143RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	315460	0025	4/28/03	\$210,000	1040	720	6	1951	4	9840	N	N	13227 8TH PL SW
004	433760	0340	8/24/05	\$234,000	1040	0	6	1943	3	7200	N	N	217 SW 139TH ST
004	433820	0090	7/1/05	\$277,000	1050	1050	6	1944	4	10168	N	N	405 SW 138TH ST
004	433100	0025	11/8/05	\$249,000	1060	0	6	1956	3	12400	N	N	13943 4TH AV SW
004	433760	0160	4/27/04	\$203,000	1060	0	6	1943	5	8702	N	N	216 SW 138TH ST
004	182304	9177	6/20/05	\$246,500	1060	0	6	1942	3	7200	N	N	13220 4TH AV SW
004	433880	0455	10/25/05	\$240,000	1070	0	6	1944	4	8027	N	N	654 SW 139TH ST
004	240700	0070	1/28/03	\$223,950	1090	780	6	1942	3	8775	N	N	13249 1ST AV SW
004	443760	0025	5/26/04	\$193,000	1090	0	6	1953	4	7320	N	N	13256 4TH AV SW
004	433060	0440	11/10/03	\$205,000	1110	0	6	1949	5	21600	N	N	14009 2ND AV SW
004	433820	0060	11/13/03	\$170,000	1110	0	6	1944	4	8184	N	N	513 SW 138TH ST
004	182304	9275	12/8/05	\$210,000	1110	0	6	1947	4	7933	N	N	12805 8TH AV SW
004	433880	0330	9/17/03	\$194,000	1110	0	6	1944	4	7691	N	N	650 SW 138TH ST
004	433880	0470	1/10/05	\$213,000	1120	0	6	1944	4	7200	N	N	645 SW 139TH ST
004	008400	0150	8/16/04	\$224,900	1140	0	6	1953	4	14875	N	N	220 SW 130TH ST
004	008400	0150	9/26/05	\$256,000	1140	0	6	1953	4	14875	N	N	220 SW 130TH ST
004	433180	0105	12/22/04	\$190,000	1140	0	6	1954	3	12236	N	N	14107 6TH AV SW
004	433880	0260	2/23/04	\$193,000	1140	0	6	1944	4	7475	N	N	639 SW 137TH ST
004	433880	0260	5/12/05	\$220,000	1140	0	6	1944	4	7475	N	N	639 SW 137TH ST
004	783580	0372	6/7/05	\$233,000	1150	0	6	1926	4	8876	N	N	803 SW 134TH ST
004	433820	0245	9/20/05	\$202,000	1150	0	6	1944	5	7225	N	N	13704 6TH AV SW
004	783580	0381	6/3/04	\$165,000	1160	0	6	1950	4	9000	N	N	819 SW 134TH ST
004	008400	0145	7/22/05	\$290,000	1180	770	6	1955	3	14862	N	N	212 SW 130TH ST
004	192304	9256	6/25/04	\$215,000	1200	0	6	1958	3	8720	N	N	14404 4TH AV SW
004	433880	0035	12/15/03	\$179,950	1200	0	6	1944	3	7345	N	N	615 SW 136TH ST
004	433100	0295	4/13/04	\$197,000	1210	0	6	1948	3	11250	N	N	801 SW 143RD ST
004	433060	0315	6/13/05	\$282,500	1230	0	6	1946	4	10950	N	N	316 SW 144TH ST
004	433820	0100	10/8/04	\$206,000	1230	0	6	1944	3	9900	N	N	410 SW 139TH ST
004	433880	0475	4/10/03	\$193,000	1250	0	6	1944	4	7200	N	N	639 SW 139TH ST
004	433820	0180	8/8/03	\$188,751	1270	0	6	1944	4	7290	N	N	415 SW 137TH ST
004	182304	9147	4/16/03	\$198,000	1290	0	6	1950	3	9600	N	N	324 SW 136TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433060	0095	6/30/03	\$166,500	1300	0	6	1947	4	15400	N	N	21 SW 140TH ST
004	433100	0600	5/16/05	\$285,000	1300	1300	6	1947	3	12505	N	N	648 SW 142ND ST
004	433060	0265	5/19/04	\$248,000	1300	0	6	1947	4	10500	N	N	127 SW 143RD ST
004	339580	0670	6/29/05	\$262,500	1320	0	6	1929	4	8100	N	N	13440 5TH AV SW
004	182304	9277	10/28/04	\$236,500	1320	0	6	1947	4	8067	N	N	12817 8TH AV SW
004	433100	0615	6/7/05	\$285,000	1340	1340	6	1959	4	12131	N	N	672 SW 142ND ST
004	433760	0085	12/27/05	\$198,500	1350	0	6	1943	3	9000	N	N	234 SW 137TH ST
004	433100	0045	1/26/04	\$190,000	1360	0	6	1948	3	16800	N	N	432 SW 142ND ST
004	182304	9070	3/7/03	\$199,950	1380	160	6	1921	4	5400	N	N	304 SW 136TH ST
004	433820	0170	8/1/05	\$257,500	1390	0	6	1944	4	7134	N	N	501 SW 137TH ST
004	433100	0215	4/24/03	\$195,000	1410	0	6	1947	5	8910	N	N	443 SW 143RD ST
004	433880	0285	11/20/03	\$202,000	1410	0	6	1944	3	8477	N	N	13705 6TH AV SW
004	008400	0090	6/6/05	\$243,150	1420	0	6	1946	3	17250	N	N	12922 2ND AV SW
004	433700	0155	6/22/05	\$236,700	1430	0	6	1943	4	7590	N	N	13842 1ST AV SW
004	339580	0006	6/25/04	\$195,000	1440	0	6	1951	3	8500	N	N	517 SW 132ND ST
004	192304	9333	5/25/05	\$240,000	1510	0	6	1958	4	8959	N	N	14426 4TH AV SW
004	182304	9188	6/7/04	\$216,000	1510	0	6	1942	3	7200	N	N	13226 4TH AV SW
004	339580	0245	5/21/03	\$220,000	1570	0	6	1956	4	8121	N	N	13426 6TH AV SW
004	339580	0395	6/8/05	\$220,000	1590	680	6	1922	5	8686	N	N	506 SW 136TH ST
004	433760	0325	5/10/05	\$247,500	1600	0	6	1943	3	7200	N	N	235 SW 139TH ST
004	433700	0235	12/30/03	\$226,950	1620	100	6	1943	4	8845	N	N	13910 2ND AV SW
004	783580	0384	3/29/04	\$232,450	1680	200	6	1921	4	9112	N	N	831 SW 134TH ST
004	433060	0300	5/1/03	\$238,981	1710	1710	6	1949	4	9000	N	N	247 SW 143RD ST
004	433880	0650	7/16/03	\$189,500	1720	0	6	1944	4	11250	N	N	836 SW 139TH ST
004	114800	0050	4/20/05	\$206,000	1730	0	6	1947	3	8100	N	N	611 SW 134TH ST
004	433100	0360	9/23/03	\$208,000	1740	0	6	1953	4	11600	N	N	846 SW 143RD ST
004	433880	0710	6/10/03	\$230,000	1740	0	6	1944	4	9000	N	N	13739 10TH AV SW
004	121900	0160	6/27/05	\$294,200	1750	0	6	1997	3	7560	N	N	15810 8TH AV SW
004	433180	0046	7/28/04	\$235,000	1760	0	6	1955	4	14820	N	N	809 SW 141ST ST
004	433060	0335	8/27/03	\$185,000	1780	0	6	1947	3	10500	N	N	218 SW 144TH ST
004	433060	0335	10/29/04	\$215,000	1780	0	6	1947	3	10500	N	N	218 SW 144TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433700	0205	4/18/04	\$262,950	1870	0	6	1943	4	8775	N	N	13823 1ST AV SW
004	189940	0150	4/28/04	\$232,000	1910	0	6	1942	4	7620	N	N	1025 SW 149TH ST
004	114800	0055	8/1/05	\$260,000	1950	0	6	1947	4	8235	N	N	605 SW 134TH ST
004	783580	0380	7/25/05	\$267,950	2000	0	6	1928	4	8401	N	N	840 SW 135TH ST
004	325640	0060	1/7/03	\$210,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW
004	325640	0060	3/15/04	\$295,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW
004	433880	0590	5/12/05	\$230,000	2180	0	6	1944	2	8760	N	N	13719 8TH AV SW
004	433820	0160	6/19/03	\$215,000	2300	0	6	1944	4	6976	N	N	509 SW 137TH ST
004	783580	0382	8/25/04	\$222,000	790	790	7	1960	4	9312	N	N	816 SW 135TH ST
004	783580	0382	2/22/05	\$239,900	790	790	7	1960	4	9312	N	N	816 SW 135TH ST
004	121900	0252	11/9/04	\$254,000	800	800	7	1947	4	7560	N	N	623 SW 158TH ST
004	339580	0760	10/14/05	\$249,000	900	0	7	1952	3	8100	N	N	13437 4TH AV SW
004	433060	0066	4/27/04	\$206,200	900	430	7	1972	4	7280	N	N	14028 2ND AV SW
004	433180	0132	4/27/04	\$182,500	970	0	7	1968	4	7140	N	N	616 SW 141ST ST
004	166740	0030	6/28/04	\$232,500	1030	0	7	1954	3	8418	N	N	627 SW 132ND ST
004	433100	0346	1/21/05	\$223,010	1080	0	7	1953	4	9450	N	N	820 SW 143RD ST
004	182304	9187	8/16/04	\$208,000	1090	0	7	1957	3	9450	N	N	820 SW 132ND ST
004	182304	9222	7/10/03	\$209,750	1090	990	7	1962	3	8750	N	N	623 SW 128TH ST
004	117060	0041	7/20/05	\$305,000	1090	440	7	1962	3	6930	N	N	708 SW 131ST ST
004	117060	0090	8/24/04	\$240,300	1100	0	7	1962	4	8460	N	N	721 SW 131ST ST
004	166740	0120	12/14/05	\$258,500	1110	0	7	1954	2	8296	N	N	641 SW 133RD ST
004	121900	0305	9/23/03	\$260,000	1110	1180	7	1984	3	6349	N	N	15849 6TH AV SW
004	192304	9220	2/26/03	\$210,000	1120	0	7	1952	4	15300	N	N	14429 2ND AV SW
004	192304	9220	9/13/05	\$275,000	1120	0	7	1952	4	15300	N	N	14429 2ND AV SW
004	166540	0110	12/5/05	\$287,000	1120	500	7	1952	4	9821	N	N	14648 7TH AV SW
004	117060	0060	10/3/05	\$394,900	1120	750	7	1962	4	9365	N	N	701 SW 131ST ST
004	339580	0490	9/22/05	\$359,000	1120	610	7	2001	3	4045	N	N	490 SW 134TH ST
004	783580	0379	4/21/04	\$225,000	1130	0	7	1959	4	8700	N	N	809 SW 134TH ST
004	008400	0230	5/17/05	\$220,000	1140	0	7	1957	4	16875	N	N	231 SW 130TH ST
004	427300	0090	3/1/05	\$285,000	1140	960	7	1960	4	16180	N	N	610 SW 146TH ST
004	166540	0050	4/22/03	\$175,000	1150	0	7	1952	4	7522	N	N	721 SW 146TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	427300	0005	4/26/04	\$189,950	1170	0	7	1954	4	8164	N	N	660 SW 144TH ST
004	339580	0425	10/21/03	\$218,500	1170	0	7	1954	4	8100	N	N	13214 5TH AV SW
004	114800	0015	6/2/05	\$303,000	1170	620	7	1960	4	8100	N	N	645 SW 134TH ST
004	427300	0020	6/7/05	\$299,888	1180	1080	7	1955	4	8178	N	N	638 SW 144TH PL
004	433060	0085	6/1/04	\$270,500	1190	0	7	1953	4	14300	N	N	103 SW 140TH ST
004	122500	0035	10/17/05	\$285,000	1190	0	7	1954	4	9823	N	N	14655 3RD AV SW
004	433100	0170	8/18/05	\$200,000	1210	0	7	1954	4	9750	N	N	404 SW 144TH ST
004	182304	9278	7/23/04	\$218,500	1220	0	7	1960	3	20042	N	N	919 SW 130TH ST
004	166540	0115	6/9/04	\$259,000	1220	0	7	1952	3	9724	N	N	14642 7TH AV SW
004	166740	0170	1/24/05	\$220,000	1230	0	7	1954	4	8296	N	N	620 SW 134TH ST
004	433100	0125	4/4/05	\$286,900	1250	1250	7	1951	4	14511	N	N	440 SW 143RD ST
004	034980	0060	7/14/04	\$280,000	1250	1250	7	1960	3	8260	N	N	12824 8TH AV SW
004	783580	0388	10/28/03	\$215,000	1250	0	7	1995	3	8100	N	N	837 SW 134TH ST
004	122500	0055	9/12/05	\$261,500	1260	0	7	1953	4	9141	N	N	14629 3RD AV SW
004	122500	0050	8/13/04	\$245,000	1270	0	7	1954	4	8330	N	N	14635 3RD AV SW
004	008400	0250	11/2/04	\$220,000	1280	0	7	1942	4	13500	N	N	13021 2ND AV SW
004	433100	0410	1/28/05	\$239,950	1280	0	7	1947	3	13325	N	N	14235 6TH AV SW
004	433180	0036	6/15/04	\$228,200	1300	1050	7	1966	3	10290	N	N	826 SW 141ST ST
004	120700	0015	12/19/05	\$389,000	1300	480	7	1956	4	8107	N	N	420 SW 129TH ST
004	034980	0010	4/26/04	\$250,000	1330	290	7	1961	3	6500	N	N	12810 8TH AV SW
004	433060	0390	7/5/05	\$220,000	1350	0	7	1948	3	11674	N	N	14222 4TH AV SW
004	433100	0205	5/14/03	\$255,000	1350	1070	7	1948	4	11196	N	N	14318 6TH AV SW
004	192304	9349	8/25/03	\$239,000	1350	500	7	1980	4	7200	N	N	303 SW 144TH ST
004	182304	9161	7/28/03	\$222,450	1360	0	7	1953	4	13500	N	N	845 SW 132ND ST
004	120720	0010	6/19/03	\$287,500	1370	460	7	1958	4	10416	N	N	448 SW 129TH ST
004	120720	0010	5/18/05	\$350,000	1370	460	7	1958	4	10416	N	N	448 SW 129TH ST
004	166540	0080	6/17/03	\$200,000	1400	0	7	1952	4	7239	N	N	14631 7TH AV SW
004	339580	0485	10/20/05	\$272,000	1420	580	7	1959	3	8100	N	N	13250 5TH AV SW
004	034980	0030	1/27/04	\$294,000	1440	1440	7	1960	4	9240	N	N	625 SW 128TH ST
004	433060	0365	6/15/05	\$291,650	1450	640	7	1947	4	13300	N	N	223 SW 142ND ST
004	339580	0215	5/27/03	\$231,500	1470	0	7	2002	3	4060	N	N	13414 6TH AV SW

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**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	427300	0130	12/19/05	\$210,000	1500	0	7	1953	4	8360	N	N	638 SW 145TH ST
004	427300	0070	5/15/03	\$198,000	1500	0	7	1954	4	8075	N	N	647 SW 145TH ST
004	121900	0225	9/24/03	\$210,000	1510	0	7	1952	4	7560	N	N	15833 7TH AV SW
004	433100	0265	1/25/05	\$254,950	1520	0	7	1949	4	7456	N	N	623 SW 143RD ST
004	122500	0015	7/10/03	\$235,000	1530	0	7	1954	3	9012	N	N	14640 3RD AV SW
004	679300	0070	4/29/04	\$252,000	1560	500	7	1967	3	7770	N	N	13010 8TH PL SW
004	117050	0015	8/14/03	\$240,500	1560	860	7	1958	4	7200	N	N	648 SW 132ND ST
004	433700	0200	7/18/05	\$289,000	1570	0	7	1943	4	8775	N	N	13817 1ST AV SW
004	122500	0040	10/28/05	\$266,500	1570	0	7	1954	4	8330	N	N	14649 3RD AV SW
004	166540	0025	5/16/03	\$204,000	1590	0	7	1952	4	7148	N	N	14630 8TH AV SW
004	339580	0210	9/18/03	\$235,400	1600	0	7	2003	3	4060	N	N	13408 6TH AV SW
004	182304	9255	8/21/03	\$200,000	1610	0	7	1968	3	7840	N	N	13311 3RD AV SW
004	182304	9246	5/20/04	\$233,500	1710	0	7	1967	3	7200	N	N	13224 3RD PL SW
004	721200	0030	12/9/04	\$218,150	1740	0	7	1961	4	7540	N	N	111 SW 130TH ST
004	433700	0320	4/22/03	\$208,000	1750	800	7	1943	4	9315	N	N	13657 1ST AV SW
004	166740	0165	12/22/03	\$217,000	1780	0	7	1954	4	8296	N	N	614 SW 134TH ST
004	182304	9252	10/7/04	\$239,500	1870	0	7	1968	3	7200	N	N	13302 3RD AV SW
004	114800	0090	12/10/04	\$248,000	1890	0	7	1951	4	16200	N	N	640 SW 135TH ST
004	008400	0240	6/29/04	\$269,500	1910	0	7	2004	3	9452	N	N	13009 2ND AV SW
004	121900	0340	6/7/05	\$525,000	1960	1100	7	1955	5	9628	N	N	15813 6TH AV SW
004	433100	0160	12/18/03	\$271,000	2100	0	7	1974	4	14400	N	N	427 SW 142ND ST
004	121900	0460	10/5/04	\$315,000	2170	0	7	1961	4	13330	N	N	15810 5TH AV SW
004	192304	9384	5/9/03	\$365,000	2560	0	7	2002	3	9788	N	N	302 SW 146TH ST
004	192304	9385	5/22/03	\$345,000	2520	0	8	2001	3	9162	N	N	292 SW 146TH ST
006	990000	0280	4/13/05	\$171,000	540	0	4	1971	3	6550	N	N	1413 SW 149TH ST
006	143080	0198	10/20/04	\$176,900	700	0	5	1947	4	4545	N	N	1256 SW 148TH ST
006	763580	0910	2/20/04	\$180,000	780	0	5	1946	4	13134	N	N	14917 16TH AV SW
006	190060	0220	3/28/03	\$145,000	800	0	5	1918	3	8890	N	N	1226 SW 152ND ST
006	990000	0215	8/27/04	\$225,000	920	0	5	1932	5	8100	N	N	1250 SW 149TH ST
006	763580	0220	2/2/05	\$169,000	940	0	5	1945	4	10000	N	N	14645 18TH AV SW
006	297080	0010	1/14/05	\$209,500	970	0	5	1937	4	5200	N	N	14407 11TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	763580	0340	4/15/03	\$235,000	1060	0	5	1948	4	11700	N	N	14651 20TH AV SW
006	121800	0690	4/22/04	\$197,500	1090	0	5	1950	3	7633	N	N	15833 9TH AV SW
006	121800	0405	7/9/03	\$179,900	1180	0	5	1918	4	6871	N	N	15655 11TH AV SW
006	121800	0125	8/12/03	\$200,000	1390	0	5	1915	4	7632	N	N	15626 10TH AV SW
006	190060	0205	9/21/04	\$168,000	720	0	6	1924	4	8890	N	N	1204 SW 152ND ST
006	190060	0205	11/14/05	\$243,000	720	0	6	1924	4	8890	N	N	1204 SW 152ND ST
006	143080	0135	11/7/03	\$189,000	740	0	6	1942	3	9950	N	N	1239 SW 146TH ST
006	690220	0355	6/20/03	\$166,000	770	0	6	1942	4	7860	N	N	14620 12TH AV SW
006	690220	0355	9/19/05	\$231,000	770	0	6	1942	4	7860	N	N	14620 12TH AV SW
006	690220	0345	8/18/05	\$239,950	770	0	6	1942	4	7860	N	N	14626 12TH AV SW
006	763580	0730	9/26/05	\$300,000	810	140	6	1920	4	19000	N	N	14915 18TH AV SW
006	143080	0085	8/29/03	\$204,950	810	0	6	1940	4	6300	N	N	14656 16TH AV SW
006	990000	0195	6/30/04	\$207,000	820	0	6	1943	4	8100	N	N	1226 SW 149TH ST
006	990000	0260	4/15/03	\$185,000	820	0	6	1942	3	6223	N	N	1248 SW 150TH ST
006	990000	0260	8/26/05	\$232,000	820	0	6	1942	3	6223	N	N	1248 SW 150TH ST
006	121800	0410	10/26/05	\$250,000	850	0	6	1948	4	7059	N	N	15802 12TH AV SW
006	763580	0561	3/17/04	\$325,000	870	140	6	1939	5	9000	N	N	2015 SW 149TH ST
006	447640	0100	1/20/04	\$190,000	880	0	6	1956	4	11325	N	N	15609 20TH AV SW
006	990000	0400	5/27/04	\$205,000	880	0	6	1939	4	8128	N	N	15024 14TH AV SW
006	990000	0190	6/20/03	\$214,950	880	440	6	1943	4	8100	N	N	1220 SW 149TH ST
006	399020	0070	12/1/05	\$300,000	890	0	6	1942	4	19065	N	N	1512 SW 160TH ST
006	990000	0130	7/11/03	\$189,950	910	0	6	1944	4	8100	N	N	1251 SW 148TH ST
006	190060	0010	2/25/03	\$174,990	910	0	6	1920	3	6604	N	N	1235 SW 149TH ST
006	447640	0209	9/26/03	\$182,000	950	0	6	1959	3	8050	N	N	15625 19TH AV SW
006	447640	0209	5/23/05	\$230,000	950	0	6	1959	3	8050	N	N	15625 19TH AV SW
006	990000	0205	4/25/03	\$195,000	1000	0	6	1943	3	8100	N	N	1238 SW 149TH ST
006	192304	9069	4/8/04	\$207,000	1000	0	6	1924	4	6595	N	N	1232 SW 158TH ST
006	192304	9069	11/7/05	\$265,100	1000	0	6	1924	4	6595	N	N	1232 SW 158TH ST
006	990000	0355	1/9/04	\$209,000	1010	0	6	1939	4	6223	N	N	1259 SW 150TH ST
006	192304	9148	4/17/03	\$169,950	1030	0	6	1922	3	14838	N	N	1201 SW 152ND ST
006	447640	0110	8/10/04	\$210,000	1060	0	6	1951	4	8625	N	N	1919 SW 156TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	143080	0008	11/17/05	\$273,000	1090	0	6	1937	4	10007	N	N	1425 SW 144TH PL
006	500600	0190	12/30/04	\$229,950	1120	0	6	1944	4	7906	N	N	1434 SW 152ND ST
006	500600	0170	6/20/05	\$255,000	1130	0	6	1944	4	8308	N	N	1458 SW 152ND ST
006	143080	0138	6/8/05	\$250,600	1150	0	6	1945	3	7325	N	N	1233 SW 146TH ST
006	190060	0120	2/6/04	\$211,947	1160	0	6	1918	4	7015	N	N	15003 12TH AV SW
006	121800	0639	9/17/03	\$208,000	1180	0	6	1950	4	7039	N	N	15838 10TH AV SW
006	143080	0115	3/24/04	\$201,050	1200	0	6	1937	4	12500	N	N	14614 16TH AV SW
006	763580	0680	7/30/04	\$210,000	1220	0	6	1926	4	11500	N	N	14965 18TH AV SW
006	447640	0050	3/22/04	\$240,000	1250	430	6	1920	3	13032	N	N	15672 21ST AV SW
006	763580	0590	6/27/03	\$220,000	1250	0	6	1941	4	7204	N	N	14926 20TH AV SW
006	500600	0185	6/11/04	\$241,400	1270	0	6	1944	4	7906	N	N	1440 SW 152ND ST
006	763580	0020	8/20/03	\$305,000	1280	0	6	1916	4	19000	N	N	14612 18TH AV SW
006	121800	0785	10/26/05	\$215,000	1310	0	6	1951	3	7106	N	N	15827 8TH AV SW
006	399020	0105	9/6/05	\$270,000	1340	0	6	1954	3	9214	N	N	1404 SW 160TH ST
006	500600	0095	3/13/03	\$220,000	1400	0	6	1944	4	7906	N	N	1445 SW 150TH ST
006	297080	0082	11/22/04	\$217,500	1400	0	6	1960	5	4767	N	N	1114 SW 146TH ST
006	500600	0120	10/13/03	\$252,000	1410	0	6	1944	5	7906	N	N	1448 SW 151ST ST
006	500600	0015	2/25/03	\$239,000	1430	0	6	1944	4	7906	N	N	1435 SW 149TH ST
006	121800	0780	4/25/05	\$275,950	1470	0	6	1918	4	7144	N	N	15821 8TH AV SW
006	690220	0195	7/3/03	\$227,000	1500	0	6	1942	4	7800	N	N	14619 11TH AV SW
006	690220	0365	4/18/05	\$234,950	1530	0	6	1942	4	7860	N	N	14614 12TH AV SW
006	500600	0105	6/7/05	\$220,000	1540	0	6	1944	3	8308	N	N	1457 SW 150TH ST
006	500600	0105	9/22/05	\$289,000	1540	0	6	1944	3	8308	N	N	1457 SW 150TH ST
006	933540	0070	4/22/04	\$256,400	1570	0	6	1954	4	7920	N	N	15815 16TH AV SW
006	447640	0280	5/14/03	\$179,975	1580	0	6	1920	3	11325	N	N	15926 21ST AV SW
006	763580	0421	5/25/04	\$299,900	1710	0	6	1934	5	10500	N	N	14932 21ST AV SW
006	763580	0155	5/26/04	\$304,950	1710	0	6	1945	4	9560	N	N	14626 20TH AV SW
006	447640	0105	2/4/05	\$288,950	1740	0	6	1944	4	10872	N	N	2007 SW 156TH ST
006	242303	9133	6/23/04	\$339,500	1740	0	6	1923	4	8946	N	N	15450 21ST AV SW
006	121800	0445	9/21/04	\$247,000	1790	0	6	1942	4	7633	N	N	15844 12TH AV SW
006	447640	0080	8/4/05	\$255,000	1910	0	6	1995	3	9450	N	N	15661 20TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	990000	0360	6/24/03	\$244,950	1940	0	6	1939	4	7747	N	N	1255 SW 150TH ST
006	121800	0377	4/7/04	\$282,000	2000	0	6	1982	3	11448	N	N	15633 11TH AV SW
006	143080	0216	12/12/05	\$330,000	970	900	7	1956	4	21140	N	N	14425 12TH AV SW
006	990000	0427	7/19/05	\$245,000	1000	0	7	1946	3	6223	N	N	1246 SW 152ND ST
006	990000	0427	9/23/05	\$270,000	1000	0	7	1946	3	6223	N	N	1246 SW 152ND ST
006	143080	0124	5/12/05	\$265,000	1020	0	7	1957	3	13125	N	N	14620 14TH AV SW
006	933540	0035	1/23/03	\$237,000	1030	520	7	1957	4	10100	N	N	15619 16TH AV SW
006	763580	0205	5/21/04	\$218,950	1030	0	7	1948	3	9500	N	N	14663 18TH AV SW
006	143080	0162	8/1/05	\$235,000	1040	0	7	1956	4	8000	N	N	14633 12TH AV SW
006	192304	9109	10/21/04	\$225,000	1070	0	7	1960	4	8469	N	N	15401 11TH AV SW
006	121800	0120	5/18/05	\$260,000	1080	790	7	1963	4	7632	N	N	15620 10TH AV SW
006	933480	0155	6/30/04	\$236,000	1090	0	7	1951	4	8100	N	N	15662 19TH AV SW
006	933480	0180	6/2/04	\$235,000	1180	0	7	1951	4	8100	N	N	15632 19TH AV SW
006	990000	0210	10/3/05	\$285,000	1200	0	7	1961	4	8100	N	N	1248 SW 149TH ST
006	121800	0455	9/15/05	\$280,000	1220	1220	7	1955	3	7071	N	N	1116 SW 160TH ST
006	990000	0220	4/26/05	\$249,000	1250	0	7	1957	3	8844	N	N	14822 14TH AV SW
006	121800	0465	3/22/05	\$220,000	1250	0	7	1918	4	7633	N	N	15809 11TH AV SW
006	933480	0145	2/17/04	\$225,000	1280	0	7	1951	3	8100	N	N	15672 19TH AV SW
006	933540	0105	9/22/05	\$267,000	1290	0	7	1955	3	9570	N	N	1612 SW 160TH ST
006	190060	0175	11/18/05	\$325,000	1320	0	7	1992	3	6596	N	N	1223 SW 151ST ST
006	763580	0310	3/12/04	\$256,000	1350	0	7	1958	4	8880	N	N	14660 21ST AV SW
006	399000	0030	5/10/04	\$299,500	1370	750	7	1966	4	6900	N	N	1511 SW 158TH ST
006	690220	0335	10/3/05	\$298,350	1410	0	7	1997	3	7860	N	N	14632 12TH AV SW
006	933480	0115	7/19/05	\$273,500	1430	0	7	1949	4	8160	N	N	15912 19TH AV SW
006	121800	0290	3/7/05	\$300,500	1430	1140	7	1961	4	7632	N	N	15639 10TH AV SW
006	447640	0170	11/29/05	\$309,950	1440	0	7	1960	4	7076	N	N	15683 19TH AV SW
006	933480	0105	10/27/05	\$187,500	1460	0	7	1949	4	9900	N	N	1814 SW 160TH ST
006	121800	0610	9/16/03	\$273,000	1470	1000	7	1963	4	6804	N	N	15802 10TH AV SW
006	297080	0057	9/9/03	\$265,000	1480	0	7	1996	3	5200	N	N	14447 11TH AV SW
006	933540	0120	4/16/04	\$238,960	1510	0	7	1952	3	10400	N	N	15910 18TH AV SW
006	121800	0710	3/17/05	\$224,000	1510	0	7	1955	4	6730	N	N	15857 9TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	143080	0211	3/11/05	\$284,000	1540	1160	7	1955	4	9464	N	N	1203 SW 144TH PL
006	763580	0781	7/22/05	\$297,800	1550	0	7	1975	4	7225	N	N	14938 18TH AV SW
006	763580	0891	3/4/05	\$270,000	1560	0	7	1953	4	16071	N	N	15005 16TH AV SW
006	143080	0100	2/23/05	\$355,000	1600	0	7	1938	5	12500	N	N	14636 16TH AV SW
006	190060	0230	12/7/05	\$365,500	1650	0	7	1951	4	8941	N	N	1238 SW 152ND ST
006	933480	0185	10/18/05	\$365,000	1670	0	7	1951	4	8100	N	N	15626 19TH AV SW
006	447640	0171	3/29/04	\$220,090	1720	0	7	1960	3	7192	N	N	15689 19TH AV SW
006	121800	0106	11/19/03	\$285,950	1750	440	7	2003	3	7632	N	N	15608 10TH AV SW
006	763580	0119	7/11/05	\$460,000	1750	1170	7	1920	4	6500	N	N	1607 SW 146TH ST
006	425000	0060	3/10/04	\$260,000	1810	0	7	1961	4	10150	N	N	15839 14TH AV SW
006	121800	0800	7/15/04	\$289,950	1848	0	7	1942	5	10487	N	N	15845 8TH AV SW
006	425000	0020	9/28/05	\$315,000	1850	0	7	1960	4	7253	N	N	15826 14TH AV SW
006	447640	0271	8/13/03	\$299,000	1890	0	7	1953	4	12000	N	N	2015 SW 159TH ST
006	933480	0030	6/2/03	\$275,000	2110	0	7	1951	4	8100	N	N	15615 18TH AV SW
006	933480	0030	12/20/04	\$339,500	2110	0	7	1951	4	8100	N	N	15615 18TH AV SW
006	192304	9164	9/2/05	\$660,000	2140	1500	7	1947	3	22259	Y	Y	1216 SW 157TH ST
006	399020	0091	7/21/05	\$380,000	2170	0	7	1986	3	12190	N	N	1430 SW 160TH ST
006	121800	0750	2/26/04	\$319,950	2340	0	7	2001	3	7633	N	N	15870 9TH AV SW
006	763580	0130	8/17/05	\$579,950	2700	0	7	1949	5	12300	N	N	14604 20TH AV SW
006	192304	9050	9/27/05	\$827,000	3070	0	7	1937	3	25966	Y	Y	1413 SW 152ND ST
006	399020	0125	4/13/05	\$356,000	930	930	8	2004	3	7400	N	N	1310 SW 160TH ST
006	192304	9188	5/25/04	\$375,000	1400	610	8	1963	4	8400	N	N	15714 15TH PL SW
006	399020	0020	5/11/05	\$323,000	1680	0	8	1991	3	9244	N	N	1309 SW 158TH ST
006	192304	9379	11/9/04	\$386,500	1735	0	8	2004	3	9000	N	N	1438 SW 158TH ST
006	192304	9036	4/29/04	\$374,950	1760	920	8	1960	4	15237	N	N	15721 14TH PL SW
006	416160	0040	11/12/03	\$800,000	2080	1710	8	1959	4	16101	Y	Y	15701 13TH AV SW
006	143080	0264	4/29/04	\$339,900	2160	0	8	1993	3	7917	N	N	1333 SW 144TH PL
006	399020	0030	1/29/03	\$270,000	2330	0	8	1988	3	8681	N	N	1411 SW 158TH ST
006	242303	9101	10/29/04	\$675,000	3120	0	8	1986	4	19630	Y	Y	1811 SW 152ND ST
006	192304	9049	7/22/03	\$1,083,300	3850	450	8	1992	3	26868	Y	Y	1405 SW 152ND ST
006	763580	0790	12/11/03	\$379,500	2780	0	9	1966	4	10030	N	N	14946 18TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	242303	9096	11/9/05	\$1,200,000	2860	0	9	1933	4	22200	Y	Y	15404 20TH AV SW
007	296880	1245	4/28/03	\$165,000	620	0	5	1932	4	7620	N	N	16256 12TH AV SW
007	419740	0103	6/7/04	\$236,000	840	310	5	1933	4	17195	N	N	16456 6TH AV SW
007	296880	0240	6/24/03	\$178,000	910	0	5	1917	4	7620	N	N	16048 11TH AV SW
007	296880	0075	5/5/05	\$228,950	1120	0	5	1947	4	6840	N	N	16027 8TH AV SW
007	296880	0485	12/12/05	\$219,950	1350	0	5	1947	4	6350	N	N	1317 SW 160TH ST
007	296880	1600	8/18/05	\$230,000	720	720	6	1955	5	6720	N	N	16221 8TH AV SW
007	296880	0215	4/19/04	\$185,000	820	0	6	1954	3	7620	N	N	16018 11TH AV SW
007	024300	0059	2/2/05	\$246,000	840	620	6	1949	4	8775	N	N	16421 12TH AV SW
007	296880	0865	12/9/03	\$195,000	880	0	6	1952	4	7620	N	N	16214 15TH AV SW
007	296880	0830	11/22/04	\$215,000	900	370	6	1948	4	7620	N	N	16245 15TH AV SW
007	024300	0210	7/22/05	\$318,500	980	400	6	1962	4	8100	N	N	16436 15TH AV SW
007	296880	0650	2/25/05	\$291,000	980	650	6	1925	5	8040	N	N	1410 SW 162ND ST
007	024300	0155	10/5/05	\$270,000	990	0	6	1953	4	8100	N	N	16421 13TH AV SW
007	296880	1585	5/18/04	\$210,000	1060	0	6	1951	4	6780	N	N	16205 8TH AV SW
007	296880	0505	10/21/04	\$237,500	1080	0	6	1949	5	7620	N	N	16022 14TH AV SW
007	296880	0660	8/14/03	\$209,000	1090	0	6	1973	3	8640	N	N	16014 16TH AV SW
007	296880	0360	5/28/04	\$235,550	1160	0	6	1949	5	7620	N	N	16029 11TH AV SW
007	296880	0340	7/7/05	\$261,500	1200	400	6	1955	4	9144	N	N	16001 11TH AV SW
007	296880	0730	4/28/04	\$240,000	1200	0	6	1954	5	7620	N	N	1502 SW 162ND ST
007	296880	0875	6/29/05	\$250,000	1230	0	6	1926	4	7921	N	N	16230 15TH AV SW
007	296880	0245	6/3/05	\$285,000	1310	0	6	1946	4	7620	N	N	16050 11TH AV SW
007	296880	1240	4/12/04	\$232,000	1350	0	6	1941	5	7620	N	N	16250 12TH AV SW
007	296880	0790	9/1/04	\$244,500	1360	0	6	1989	3	6515	N	N	16268 16TH AV SW
007	296880	0425	3/22/04	\$207,000	1460	0	6	1947	4	7620	N	N	16036 13TH AV SW
007	024300	0375	10/21/04	\$289,900	1530	1220	6	1955	4	7860	N	N	16614 16TH AV SW
007	121700	0285	11/18/03	\$252,500	1600	0	6	1943	4	5880	N	N	16429 10TH AV SW
007	296880	1410	7/23/04	\$300,000	1740	0	6	1937	5	7620	N	N	16239 10TH AV SW
007	024300	0080	9/30/04	\$229,950	830	0	7	1950	4	8100	N	N	16445 12TH AV SW
007	296880	0740	3/18/04	\$221,000	960	0	7	1953	4	8160	N	N	16208 16TH AV SW
007	024300	0385	11/9/04	\$230,000	960	0	7	1955	4	7740	N	N	16626 16TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	121700	0458	2/2/04	\$387,000	1000	1290	7	1959	5	7270	N	N	16637 10TH AV SW
007	121700	0258	8/10/04	\$245,000	1020	0	7	1950	3	13800	Y	N	1020 SW 166TH ST
007	024300	0085	4/16/04	\$223,500	1020	800	7	1951	3	8100	N	N	16451 12TH AV SW
007	024300	0060	2/23/04	\$255,000	1070	800	7	1953	4	8100	N	N	16431 12TH AV SW
007	121700	0420	4/28/04	\$265,700	1080	1080	7	1952	4	8040	N	N	1109 SW 166TH ST
007	121700	0508	6/17/04	\$235,000	1090	0	7	1952	3	10800	Y	N	16620 11TH AV SW
007	279920	0035	4/29/03	\$215,000	1100	0	7	1954	4	6600	N	N	1230 SW 167TH ST
007	296880	0815	11/23/05	\$277,000	1110	0	7	1953	4	7620	N	N	16227 15TH AV SW
007	024300	0536	3/21/03	\$220,000	1120	0	7	1953	4	9720	N	N	16629 14TH AV SW
007	121700	0421	7/15/04	\$272,500	1120	1120	7	1952	4	8040	N	N	1115 SW 166TH ST
007	024300	0205	9/30/05	\$247,500	1130	0	7	1953	4	8100	N	N	16428 15TH AV SW
007	121700	0621	6/7/04	\$260,000	1130	1140	7	1953	4	7225	N	N	16627 8TH AV SW
007	121700	0230	10/21/05	\$235,000	1150	0	7	1950	4	8100	N	N	16420 11TH AV SW
007	816760	0045	12/31/03	\$230,000	1160	820	7	1954	4	10477	N	N	16615 8TH AV SW
007	024300	0050	10/21/04	\$231,500	1160	0	7	1949	4	8775	N	N	16415 12TH AV SW
007	024300	0390	12/16/04	\$307,000	1180	1180	7	1952	5	7680	N	N	16632 16TH AV SW
007	296880	0745	8/15/05	\$260,000	1200	0	7	1954	4	8100	N	N	16214 16TH AV SW
007	024300	0515	12/15/04	\$299,000	1210	1210	7	1964	3	8750	N	N	1403 SW 166TH ST
007	816760	0040	6/30/03	\$255,000	1220	830	7	1954	3	11016	N	N	16617 SYLVESTER RD SW
007	024300	0160	7/9/03	\$252,000	1220	0	7	1954	4	8100	N	N	16431 13TH AV SW
007	296880	0035	1/8/04	\$289,500	1220	0	7	1947	5	7620	N	N	16040 9TH AV SW
007	121700	0545	4/18/04	\$247,000	1240	540	7	1955	3	9772	Y	N	16641 8TH PL SW
007	296880	0330	5/28/04	\$225,000	1240	0	7	1962	4	7620	N	N	16046 12TH AV SW
007	296880	1295	6/6/05	\$234,900	1240	0	7	1970	4	7620	N	N	16251 11TH AV SW
007	024300	0305	6/27/05	\$320,000	1250	0	7	1954	5	7920	N	N	16442 16TH AV SW
007	502890	0020	7/27/05	\$400,000	1310	1090	7	1964	4	18700	N	N	16446 9TH AV SW
007	296880	0386	5/9/05	\$205,000	1340	0	7	1962	3	6528	N	N	1225 SW 160TH ST
007	093600	0166	6/19/03	\$365,000	1430	930	7	1936	4	18522	N	N	132 SW 166TH ST
007	093600	0166	8/24/05	\$451,000	1430	930	7	1936	4	18522	N	N	132 SW 166TH ST
007	024300	0540	3/12/03	\$216,500	1440	0	7	1953	3	9720	N	N	16637 14TH AV SW
007	296880	0755	11/9/04	\$239,000	1480	0	7	1961	4	7980	N	N	16224 16TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	024300	0006	9/23/05	\$374,000	1480	470	7	1967	3	7695	N	N	16414 13TH AV SW
007	024300	0020	8/14/03	\$232,000	1560	0	7	1953	4	8100	N	N	16426 13TH AV SW
007	296880	0810	7/7/03	\$272,500	1560	0	7	1967	5	7620	N	N	16225 15TH AV SW
007	296880	0925	3/13/03	\$225,000	1590	0	7	1966	4	7620	N	N	16215 14TH AV SW
007	296880	0206	4/14/05	\$270,000	1610	0	7	1988	4	8255	N	N	16010 11TH AV SW
007	296880	0545	9/25/03	\$201,500	1610	0	7	1958	4	7620	N	N	16019 13TH AV SW
007	024300	0026	6/21/04	\$270,000	1630	1050	7	1956	4	8100	N	N	16436 13TH AV SW
007	296880	0531	9/12/05	\$307,000	1650	0	7	1986	3	6016	N	N	1301 SW 160TH ST
007	093600	0165	8/20/04	\$355,000	1690	470	7	1957	5	15141	N	N	228 SW 166TH ST
007	024300	0045	12/17/04	\$255,000	1920	0	7	1953	3	8775	N	N	1220 SW 166TH ST
007	296880	1620	12/10/04	\$275,000	1280	1260	8	1979	3	13440	Y	N	16247 8TH AV SW
007	093600	0021	1/26/04	\$419,900	1540	1190	8	1954	4	29331	N	N	16433 2ND AV SW
007	121700	0471	4/29/04	\$328,000	1740	670	8	1949	4	19298	N	N	16715 10TH AV SW
007	296880	1560	12/9/04	\$463,000	1860	1370	8	2000	3	7620	Y	N	16232 9TH AV SW
007	121700	0615	9/24/04	\$435,000	1950	1070	8	2000	3	12413	Y	N	16648 SYLVESTER RD SW
007	024300	0555	5/9/03	\$335,000	2340	0	8	1990	3	8100	N	N	16649 14TH AV SW
007	024300	0555	11/10/04	\$369,000	2340	0	8	1990	3	8100	N	N	16649 14TH AV SW
007	024300	0555	12/22/05	\$409,000	2340	0	8	1990	3	8100	N	N	16649 14TH AV SW

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
5/23/05	\$349,500	ImpCount
8/14/03	\$125,080	IMP. CHARACTERISTICS CHANGED SINCE SALE
5/20/03	\$92,000	CONTRACT OR CASH SALE;
10/15/03	\$265,000	NO MARKET EXPOSURE
2/23/04	\$110,000	DORRatio
3/28/03	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12/4/03	\$72,359	QUIT CLAIM DEED DORRatio
7/23/04	\$88,692	QUIT CLAIM DEED DORRatio
7/22/03	\$445,000	PERSONAL PROPERTY INCLUDED
8/20/03	\$14,270	QUIT CLAIM DEED;
4/22/05	\$222,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8/6/04	\$178,500	NO MARKET EXPOSURE;
4/15/05	\$6,089	QUIT CLAIM DEED;
1/16/04	\$99,318	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
5/10/03	\$130,000	CONTRACT OR CASH SALE;
2/11/04	\$127,253	NON-REPRESENTATIVE SALE
6/1/04	\$8,159	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
2/3/04	\$130,372	QUIT CLAIM DEED DORRatio
1/14/03	\$116,500	QUIT CLAIM DEED;
11/10/03	\$167,000	RELATED PARTY, FRIEND, OR NEIGHBOR
12/14/04	\$305,000	ImpCount
7/1/03	\$58,333	ImpCountQUIT CLAIM DEED DORRatio
3/4/04	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9/20/04	\$6,500	QUIT CLAIM DEED DORRatio
9/4/03	\$229,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
9/12/03	\$165,000	UnFinArea
3/9/04	\$280,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
6/10/03	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4/20/04	\$196,500	STATEMENT TO DOR;
12/18/05	\$292,000	Diagnostic Outlier-SAS
8/25/05	\$217,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4/30/03	\$138,057	DIVORCE; RELATED PARTY, FRIEND, OR NEIGHBOR
8/22/03	\$254,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
10/1/04	\$386,000	Lack of Representation-Agla >4000
4/24/03	\$91,059	PARTIAL INTEREST (103, 102, Etc.) DORRatio
7/10/03	\$192,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3/8/04	\$278,500	RELOCATION - SALE TO SERVICE
7/8/04	\$350,000	NON-REPRESENTATIVE SALE
10/25/04	\$250,000	NON-REPRESENTATIVE SALE
11/2/04	\$85,000	DORRatio
5/11/05	\$114,949	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
7/1/04	\$253,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8/29/03	\$80,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
9/10/03	\$102,186	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
6/23/04	\$219,950	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
3/25/05	\$25,980	STATEMENT TO DOR DORRatio
1/29/03	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10/15/03	\$110,000	NON-REPRESENTATIVE SALE DORRatio
5/4/04	\$113,000	NON-REPRESENTATIVE SALE DORRatio
5/30/03	\$173,000	ImpCount
12/1/05	\$295,000	ImpCount
10/3/05	\$329,000	ImpCount
3/18/03	\$175,000	NON-REPRESENTATIVE SALE
1/28/05	\$90,000	DORRatio
6/21/04	\$205,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3/16/04	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6/29/04	\$139,750	TRADE
4/1/03	\$144,097	Diagnostic Outlier-SAS
10/21/03	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8/22/03	\$123,250	BANKRUPTCY - RECEIVER OR TRUSTEE;
6/20/05	\$1,420	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
9/21/04	\$170,000	NO MARKET EXPOSURE;
5/7/03	\$112,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9/29/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12/10/03	\$77,386	QUIT CLAIM DEED DORRatio
9/9/03	\$56,000	QUIT CLAIM DEED;
6/30/03	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7/5/05	\$148,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6/2/04	\$160,000	NO MARKET EXPOSURE;
7/26/05	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2/28/03	\$170,000	NON-REPRESENTATIVE SALE
1/7/03	\$49,844	QUIT CLAIM DEED DORRatio
9/20/04	\$117,500	NON-REPRESENTATIVE SALE
11/19/03	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6/2/03	\$132,140	BANKRUPTCY - RECEIVER OR TRUSTEE
10/14/04	\$75,000	DORRatio
9/27/05	\$300,000	Diagnostic Outlier-SAS
1/28/04	\$170,000	ImpCount RELATED PARTY, FRIEND, OR NEIGHBOR
6/23/05	\$170,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6/1/04	\$252,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
12/22/03	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2/14/03	\$226,500	Diagnostic Outlier-SAS
4/7/04	\$105,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
1/8/03	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10/9/03	\$171,000	QUIT CLAIM DEED
12/15/04	\$257,500	NON-REPRESENTATIVE SALE
2/9/05	\$250,000	Obsol
3/28/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol
8/16/03	\$57,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
10/31/03	\$110,000	NON-REPRESENTATIVE SALE
8/25/03	\$43,297	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
2/12/04	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
11/3/03	\$183,395	FORCED SALE; EXEMPT FROM EXCISE TAX
3/28/03	\$140,000	QUIT CLAIM DEED DORRatio
10/11/03	\$105,000	QUIT CLAIM DEED;
4/14/05	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
4/16/04	\$108,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
12/17/03	\$65,000	DORRatio
6/24/05	\$308,144	EXEMPT FROM EXCISE TAX
9/23/03	\$171,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
4/22/04	\$256,000	NON-REPRESENTATIVE SALE
5/10/04	\$300,000	NON-REPRESENTATIVE SALE
7/27/04	\$230,000	TEAR DOWN
12/8/03	\$181,000	NON-REPRESENTATIVE SALE
7/20/04	\$56,728	QUIT CLAIM DEED;
5/19/03	\$240,000	Diagnostic Outlier-SAS
9/3/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7/5/05	\$163,682	QUIT CLAIM DEED
9/27/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6/24/03	\$150,200	NON-REPRESENTATIVE SALE
10/17/05	\$100,048	QUIT CLAIM DEED;
1/11/05	\$197,161	EXEMPT FROM EXCISE TAX
10/1/04	\$78,814	QUIT CLAIM DEED DORRatio
6/1/05	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11/8/04	\$151,000	Diagnostic Outlier-Box Plot
4/18/03	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
10/12/04	\$180,000	NO MARKET EXPOSURE; TENANT;
12/21/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10/9/03	\$138,786	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12/30/03	\$217,857	SELLING OR BUYING COSTS AFFECTING SALE PRICE
4/9/03	\$3,260	PERSONAL PROPERTY INCLUDED;
7/7/05	\$221,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4/29/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7/28/05	\$230,000	Diagnostic Outlier-SAS
3/3/05	\$146,000	EXEMPT FROM EXCISE TAX
2/22/05	\$125,000	NON-REPRESENTATIVE SALE
8/22/05	\$160,000	PrevImp<=25K
8/5/05	\$200,000	Obsol
12/15/03	\$98,000	NON-REPRESENTATIVE SALE
5/27/03	\$107,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5/13/05	\$90,772	QUIT CLAIM DEED DORRatio
2/20/03	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2/25/05	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
2/2/05	\$21,270	QUIT CLAIM DEED;
2/12/04	\$67,195	QUIT CLAIM DEED DORRatio
5/22/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2/23/04	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
11/26/03	\$91,054	QUIT CLAIM DEED DORRatio
10/18/05	\$81,772	QUIT CLAIM DEED DORRatio
5/5/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10/21/03	\$120,000	NON-REPRESENTATIVE SALE
4/25/03	\$200,000	\$1,000 SALE OR LESS
4/23/03	\$137,100	EXEMPT FROM EXCISE TAX
12/10/03	\$4,100	QUIT CLAIM DEED DORRatio
9/12/03	\$31,400	QUIT CLAIM DEED DORRatio
2/20/04	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5/17/04	\$161,000	QUIT CLAIM DEED; STATEMENT TO DOR
10/12/04	\$110,000	NO MARKET EXPOSURE DORRatio
2/6/04	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8/30/05	\$145,000	Diagnostic Outlier-SAS
3/19/04	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8/12/03	\$44,623	PARTIAL INTEREST (103, 102, Etc.) DORRatio
5/17/05	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4/8/05	\$203,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12/1/03	\$172,000	1031 TRADE
10/22/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7/21/03	\$154,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8/1/03	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5/13/05	\$176,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5/5/04	\$60,000	NO MARKET EXPOSURE;
6/14/04	\$193,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
8/20/03	\$193,500	QUIT CLAIM DEED
11/24/03	\$19,105	QUIT CLAIM DEED DORRatio
5/21/03	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3/10/04	\$60,000	DORRatio
11/29/05	\$310,000	QUESTIONABLE PER SALES IDENTIFICATION
8/13/04	\$240,000	PLOTTAGE
8/17/04	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6/3/04	\$172,960	EXEMPT FROM EXCISE TAX
5/16/05	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11/1/04	\$105,000	NON-REPRESENTATIVE SALE
2/14/03	\$67,654	QUIT CLAIM DEED;
11/24/04	\$49,943	QUIT CLAIM DEED DORRatio
4/1/03	\$125,000	FORCED SALE
6/17/04	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3/15/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10/27/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2/25/04	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3/15/04	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6/14/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10/19/04	\$105,000	NO MARKET EXPOSURE
2/23/04	\$70,607	QUIT CLAIM DEED;
1/7/05	\$90,905	QUIT CLAIM DEED;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
7/9/03	\$92,400	QUIT CLAIM DEED;
5/19/04	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12/4/03	\$122,500	QUIT CLAIM DEED DORRatio
6/14/05	\$30,953	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
4/30/04	\$16,035	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
6/6/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4/30/03	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12/15/03	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5/17/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11/17/03	\$163,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8/14/03	\$160,503	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
6/20/03	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3/2/05	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE
12/9/03	\$221,018	IMP. CHARACTERISTICS CHANGED SINCE SALE
5/12/03	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4/22/04	\$300,000	PRELIMINARY SHORTPLAT APPROVAL;
6/30/04	\$247,430	NON-REPRESENTATIVE SALE
10/6/04	\$200,000	NON-REPRESENTATIVE SALE
11/11/05	\$1,400	QUIT CLAIM DEED;
10/27/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7/25/05	\$118,000	QUIT CLAIM DEED;
5/14/04	\$272,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
4/15/05	\$125,000	QUIT CLAIM DEED DORRatio
5/11/04	\$35,447	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
11/9/05	\$100,222	QUIT CLAIM DEED DORRatio
3/16/04	\$52,717	QUIT CLAIM DEED;
6/16/03	\$475,150	EXEMPT FROM EXCISE TAX
8/28/03	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8/18/04	\$204,000	NON-REPRESENTATIVE SALE
10/26/04	\$189,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
10/2/03	\$166,900	BANKRUPTCY - RECEIVER OR TRUSTEE
1/7/03	\$334,000	NON-REPRESENTATIVE SALE
1/21/03	\$101,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
8/30/05	\$105,705	QUIT CLAIM DEED
8/15/05	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3/26/03	\$137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6/23/05	\$234,950	UnFinArea
9/20/05	\$290,000	UnFinArea
1/2/04	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2/19/04	\$143,000	QUIT CLAIM DEED;
12/1/03	\$190,000	CONTRACT OR CASH SALE
12/18/03	\$190,000	NON-REPRESENTATIVE SALE
2/26/04	\$152,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10/1/03	\$159,350	IMP. CHARACTERISTICS CHANGED SINCE SALE
3/3/03	\$169,950	RELATED PARTY, FRIEND, OR NEIGHBOR
6/17/04	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
7/27/05	\$93,388	QUIT CLAIM DEED;
1/7/03	\$183,859	EXEMPT FROM EXCISE TAX
7/16/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11/22/04	\$130,000	Diagnostic Outlier-SAS
8/6/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1/16/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2/14/03	\$15,000	EXEMPT FROM EXCISE TAX DORRatio
7/29/05	\$450,000	ImpCount %Compl Obsol ActivePermitBeforeSale>25K
6/25/04	\$278,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
1/8/04	\$151,500	SELLING OR BUYING COSTS AFFECTING SALE PRICE
10/23/03	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11/6/03	\$100,000	CONTRACT OR CASH SALE;
5/20/03	\$102,000	CONTRACT OR CASH SALE Prevlmp<=25K
7/18/03	\$99,372	QUIT CLAIM DEED DORRatio
3/25/04	\$161,000	NON-REPRESENTATIVE SALE
11/4/03	\$68,916	QUIT CLAIM DEED DORRatio
8/22/03	\$170,150	SELLING OR BUYING COSTS AFFECTING SALE PRICE
6/9/04	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1/13/03	\$211,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6/12/03	\$159,000	CORPORATE AFFILIATES
9/1/05	\$400,000	Diagnostic Outlier-SAS
9/20/04	\$181,875	NO MARKET EXPOSURE;
11/3/04	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9/29/05	\$245,140	Obsol UnFinArea
4/14/04	\$205,000	UnFinArea
1/7/03	\$167,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6/27/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5/3/04	\$149,000	CONTRACT OR CASH SALE
5/24/04	\$176,000	MULTI-PARCEL SALE
5/1/05	\$132,500	QUIT CLAIM DEED;
11/8/03	\$45,840	FORCED SALE DORRatio
12/9/03	\$110,011	RELOCATION - SALE TO SERVICE
4/9/03	\$65,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
7/15/04	\$35,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11/26/03	\$65,000	DORRatio
8/28/03	\$191,820	IMP. CHARACTERISTICS CHANGED SINCE SALE
6/15/04	\$200,350	CONTRACT OR CASH SALE
3/8/05	\$189,547	QUIT CLAIM DEED; STATEMENT TO DOR
11/3/03	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12/17/03	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
1/6/03	\$135,000	NON-REPRESENTATIVE SALE
5/25/04	\$145,000	TEAR DOWN; SEGREGATION AND/OR MERGER
9/28/05	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9/20/04	\$227,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3/7/05	\$144,000	UnFinArea
5/9/05	\$245,000	UnFinArea

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
5/27/05	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4/15/03	\$56,579	QUIT CLAIM DEED DORRatio
2/11/04	\$159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12/11/03	\$148,665	IMP. CHARACTERISTICS CHANGED SINCE SALE
10/25/04	\$58,400	QUIT CLAIM DEED DORRatio
5/14/04	\$82,000	TEAR DOWN PrevImp<=25K
8/10/05	\$205,000	TRADE
8/4/03	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7/14/03	\$255,000	Diagnostic Outlier-SAS
6/9/04	\$389,950	NON-REPRESENTATIVE SALE
4/16/04	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2/20/04	\$162,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8/18/05	\$320,000	MOBILE HOME;
10/20/05	\$131,215	QUIT CLAIM DEED;
5/14/04	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2/4/04	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
7/13/04	\$173,145	IMP. CHARACTERISTICS CHANGED SINCE SALE
10/17/05	\$250,000	ImpCount
9/28/05	\$91,010	QUIT CLAIM DEED;
3/19/03	\$98,126	QUIT CLAIM DEED;
5/29/03	\$266,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3/24/05	\$171,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8/7/03	\$170,500	FORCED SALE
2/4/04	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2/25/05	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3/23/04	\$197,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10/13/04	\$193,000	NO MARKET EXPOSURE;
6/24/03	\$130,000	QUIT CLAIM DEED;
7/23/03	\$98,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
10/6/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3/10/03	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3/5/03	\$144,900	GOVERNMENT AGENCY
6/27/03	\$175,200	QUESTIONABLE PER APPRAISAL;
4/4/03	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2/10/05	\$193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3/8/05	\$232,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9/24/03	\$102,442	QUIT CLAIM DEED DORRatio
8/8/03	\$175,000	SELLER'S OR PURCHASER'S ASSIGNMENT; TENANT
7/28/05	\$235,124	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6/24/03	\$146,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
1/23/04	\$48,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
1/31/05	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1/14/03	\$163,000	Diagnostic Outlier-SAS
7/23/04	\$193,000	NO MARKET EXPOSURE
5/22/03	\$173,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3/20/03	\$206,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
7/15/04	\$148,217	QUIT CLAIM DEED
9/2/03	\$160,000	NO MARKET EXPOSURE;
10/13/04	\$100,500	NON-REPRESENTATIVE SALE DORRatio
11/7/03	\$150,507	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4/18/03	\$123,000	QUIT CLAIM DEED DORRatio
11/28/05	\$325,000	Diagnostic Outlier-SAS
4/8/03	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4/1/03	\$66,000	QUIT CLAIM DEED;
4/21/04	\$264,950	NON-PROFIT ORGANIZATION
8/19/04	\$194,000	NO MARKET EXPOSURE
5/27/04	\$246,000	ImpCount
2/11/05	\$163,000	EXEMPT FROM EXCISE TAX
6/4/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3/1/04	\$185,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7/29/04	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8/2/04	\$188,000	NO MARKET EXPOSURE
10/15/04	\$125,000	NON-REPRESENTATIVE SALE
1/28/04	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5/28/03	\$159,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6/11/04	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12/23/04	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6/7/04	\$166,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2/9/04	\$183,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7/28/04	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2/24/04	\$165,000	FORCED SALE;
4/2/03	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3/17/05	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4/28/04	\$135,000	NO MARKET EXPOSURE;
7/17/03	\$152,000	NON-REPRESENTATIVE SALE
1/10/03	\$167,449	FORCED SALE
7/22/03	\$160,000	GOVERNMENT AGENCY;
6/26/05	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6/15/05	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE
3/11/05	\$1,997,156	EXEMPT FROM EXCISE TAX DORRatio
3/28/03	\$148,418	FORCED SALE; EXEMPT FROM EXCISE TAX
7/14/03	\$148,418	GOVERNMENT AGENCY;
4/24/03	\$60,611	QUIT CLAIM DEED;
2/18/03	\$114,281	EXEMPT FROM EXCISE TAX
5/24/03	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3/19/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7/7/03	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
1/30/04	\$200,000	FULL SALES PRICE NOT REPORTED;
6/6/04	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3/27/03	\$168,500	Diagnostic Outlier-SAS
12/5/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8/28/03	\$122,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
6/10/05	\$180,000	NON-REPRESENTATIVE SALE
1/17/05	\$222,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5/27/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6/15/04	\$250,000	NON-REPRESENTATIVE SALE
2/19/04	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6/18/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6/18/03	\$150,000	NO MARKET EXPOSURE;
6/25/04	\$180,000	NO MARKET EXPOSURE;
7/10/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4/28/03	\$140,000	NON-REPRESENTATIVE SALE DORRatio
8/6/03	\$45,000	QUIT CLAIM DEED;
4/12/04	\$67,800	QUIT CLAIM DEED;
9/17/03	\$210,000	NO MARKET EXPOSURE;
10/13/04	\$85,956	ImpCount QUIT CLAIM DEED;
2/13/03	\$181,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3/24/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6/17/03	\$287,500	RELATED PARTY, FRIEND, OR NEIGHBOR
1/17/03	\$215,000	ImpCount
6/15/04	\$453,875	IMP. CHARACTERISTICS CHANGED SINCE SALE;
12/29/03	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3/21/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
12/31/03	\$74,574	QUIT CLAIM DEED DORRatio
1/15/04	\$225,000	NO MARKET EXPOSURE;
7/29/03	\$167,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
4/13/04	\$176,400	BANKRUPTCY - RECEIVER OR TRUSTEE;
12/17/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3/20/03	\$277,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10/17/03	\$43,500	QUIT CLAIM DEED DORRatio
5/25/04	\$222,500	EASEMENT OR RIGHT-OF-WAY Obsol
7/7/03	\$215,000	NO MARKET EXPOSURE; TENANT;
8/25/04	\$22,376	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8/17/04	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2/20/03	\$241,000	ImpCount
10/5/04	\$245,000	Diagnostic Outlier-Box Plot
8/11/05	\$725,000	Lack of Representation-Agla >4000
6/11/04	\$122,500	DORRatio
4/17/03	\$160,000	NO MARKET EXPOSURE
10/9/03	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1/21/03	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6/8/04	\$180,000	NO MARKET EXPOSURE;
5/10/04	\$79,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
12/12/05	\$518,000	ImpCount
11/3/04	\$277,500	ImpCount
2/28/03	\$225,000	NO MARKET EXPOSURE;
5/15/03	\$179,000	NON-REPRESENTATIVE SALE
4/26/04	\$190,000	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Comments
6/17/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3/10/04	\$258,000	UnFinArea
3/24/04	\$211,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5/25/04	\$180,000	NO MARKET EXPOSURE;
4/6/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9/4/03	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8/18/04	\$92,500	QUIT CLAIM DEED;
2/24/05	\$178,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5/10/04	\$260,000	ImpCount
8/14/03	\$232,000	RELOCATION - SALE TO SERVICE
9/1/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4/14/03	\$262,640	BANKRUPTCY - RECEIVER OR TRUSTEE
9/19/03	\$186,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4/28/04	\$260,000	NO MARKET EXPOSURE
12/17/04	\$437,500	Lack of Representation-1-3 AC
11/1/04	\$359,000	Lack of Representation-1-3 AC
2/19/03	\$132,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10/26/05	\$535,000	%Compl ActivePermitBeforeSale>25K
8/20/04	\$355,000	RELOCATION - SALE TO SERVICE
5/8/03	\$249,000	ImpCountEXEMPT FROM EXCISE TAX
1/25/04	\$40,000	QUIT CLAIM DEED DORRatio
9/11/03	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9/16/03	\$196,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8/27/04	\$320,850	ImpCount
9/1/05	\$191,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
2/22/05	\$100,000	DORRatio
7/20/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7/17/03	\$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11/12/03	\$86,088	QUIT CLAIM DEED DORRatio
12/3/04	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8/31/05	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5/24/04	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
9/9/03	\$346,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2/7/03	\$165,000	NON-REPRESENTATIVE SALE
7/15/04	\$200,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
3/5/04	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 23**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	012303	9545	9/28/05	70000	8803	0	0
1	630340	1294	2/23/05	75000	6237	0	0
1	721140	1977	12/14/05	90000	2500	0	0
1	814360	0045	11/1/03	97500	8764	0	0
1	928680	0032	5/2/05	125000	7170	0	0
1	928680	0041	5/30/03	95000	9137	0	0
1	928680	0041	7/14/04	115000	9137	0	0
2	289860	0120	12/13/05	125500	7620	0	0
2	662040	0698	10/27/04	82500	9462	0	0
4	121900	0450	11/10/04	95000	10738	0	0
4	182304	9050	2/11/04	190000	20908	0	0
6	192304	9132	5/26/05	242000	20090	0	0
6	297080	0134	5/26/05	105000	5249	0	0
6	399020	0126	4/12/05	171000	11538	0	0
7	296880	0096	10/28/05	200000	6784	0	0
7	296880	0876	6/13/05	175000	7262	0	0
7	296880	1549	8/1/05	188000	7615	2	0
7	419740	0046	2/18/05	80000	14950	0	0

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 23**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	630340	1294	9/9/05	370000	DORRatio
1	815160	1102	3/1/05	30000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	928680	0032	3/29/05	30000	DORRatio
1	928680	0065	2/2/04	110075	DORRatio
2	072304	9174	5/23/05	1185000	MULTI-PARCEL SALE;
2	072304	9634	1/21/04	75000	DORRatio
2	172180	0651	10/24/05	70000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	172180	1126	6/2/05	50000	QUIT CLAIM DEED;
2	172180	1525	8/13/04	36000	MULTI-PARCEL SALE;
2	289920	0193	2/1/05	104950	DORRatio
2	316360	0200	2/27/03	65000	DORRatio
2	374460	0606	2/14/05	380000	DORRatio
2	634100	0222	2/13/04	140000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	788960	0145	2/18/03	33473	QUIT CLAIM DEED;
2	788960	1660	5/27/05	87000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	862760	0052	4/17/03	82000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	008400	0240	1/20/04	65000	DORRatio
4	121900	0450	10/5/04	5000	NON-REPRESENTATIVE SALE;
4	433180	0070	7/31/03	155000	GOVERNMENT AGENCY;
4	433180	0080	7/23/03	153000	GOVERNMENT AGENCY;
7	093600	0164	3/16/05	50000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	121700	0440	4/18/05	18000	STATEMENT TO DOR;
7	419740	0049	1/27/03	92000	DORRatio
7	419740	0063	1/13/05	325000	DORRatio



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**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr